



**TO LET**

**Middle Units 1 & 2, Plot 10**  
**Terminus Road, Chichester, West Sussex, PO19 2TX**



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## Key Features

- Centrally located on Terminus Road
- Excellent road links to the A27, M27 and A3
- Up and over roller shutter doors on East & West elevations - (approx 2.6m high x 4-4.5m wide)
- On site parking
- Eaves 3.19m - 4.81m
- Three phase electricity supply
- Fully fitted office
- Rent: £40,000 per annum exclusive
- 3x Existing vehicle ramps available by way of separate conversation
- Available immediately



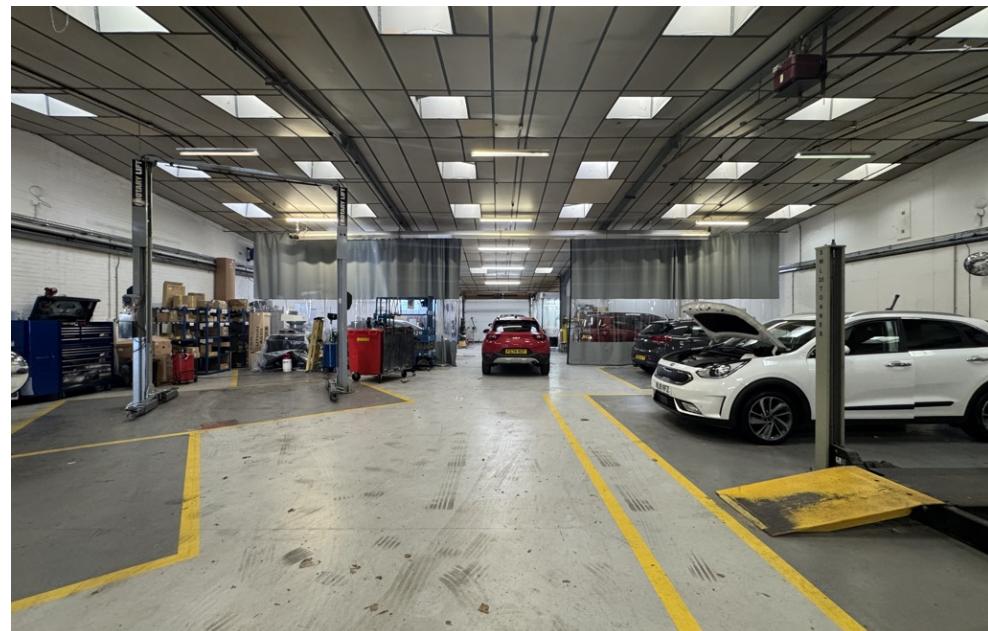
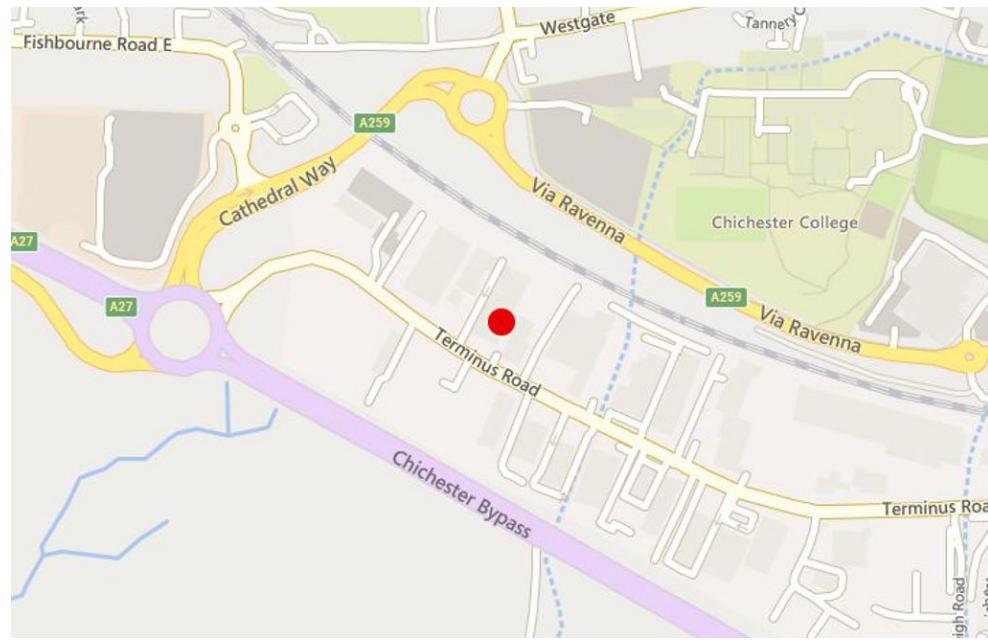


## Location & Situation

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce, with the station approximately 10 minutes walk East.

Terminus Road is an established industrial/trade location, benefitting from direct road access to the A27 and is home to an array of occupiers including Jewson, Howdens, Harwoods Jaguar/Aston Martin & KEW Electrical.

The unit is situated mid-terrace, adjoining Birchwood KIA's showroom and sales forecourt on the northern side of Terminus Road.





## Description & Accommodation

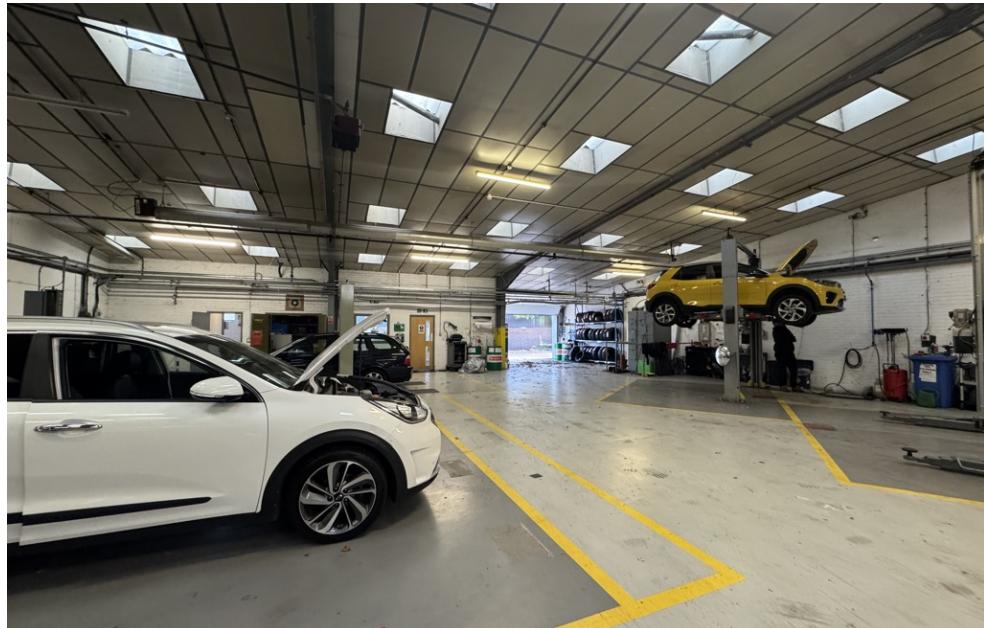
The property comprises of a traditional warehouse/workshop unit, with a steel portal frame construction under a pitched sheet roof with translucent roof panels and brick elevations. Further amenities include concrete flooring, roller shutter loading doors on East & West elevations, eaves from 3.19m - 4.81m, gas heating, separate pedestrian access leading into a fully fitted office/reception & W/Cs.

The property has until now been used by Birchwood Kia for their vehicle serving and MOTs, ancillary to their adjoining sales operation.

Motortrade specific amenities include 2x two post vehicle lifts, 1x four post vehicle lift, 1x brake test bed, 1x ABAC air compressor.

We have measured, and calculate the premises to have the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor Workshop	5,778	536.78
Office/Store/WCs	563	52.3
<b>Total</b>	<b>6,341</b>	<b>589.08</b>





## Rateable Value

Rateable Value (2023): £38,750

Occupiers will pay approx 50% of the rateable value per annum though are asked to make their own investigations into their rates liabilities

## EPC

To be confirmed.

## Planning

We understand the property has been used to the purposes of motor trade servicing, repairs and MOTs as part of Birchwood KIA's adjoining operations (formally Skoda on site).

Interested parties should make their own planning enquiries and satisfy themselves in this regard and their required consent.





## Terms

The property is available to let by way of a new (effectively) full repairing and insuring sub-lease for a term to be agreed, for a term expiring no later than 24th December 2037.

Rent: £40,000pax

Tenants will be responsible for their fair portion of the estate service charge and building insurance premium per annum (Insurance approx £630pax for 25-26).

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand that the property is not elected for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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3 February 2026

