



TO LET

Unit 21 Birdham Business Park
Birdham Road, Chichester, West Sussex, PO20 7BT



Key Features

- Well located and established estate
- Three miles south west Chichester and A27
- Attractive glazed front elevation
- Six parking spaces
- Minimum eaves height of 5.99m
- Front loading door 2.99 (w) x 3.47 (h)
- Rear loading door 2.99 (w) x 5.50 (h)
- Ground & first floor offices
- Kitchenette & W/C



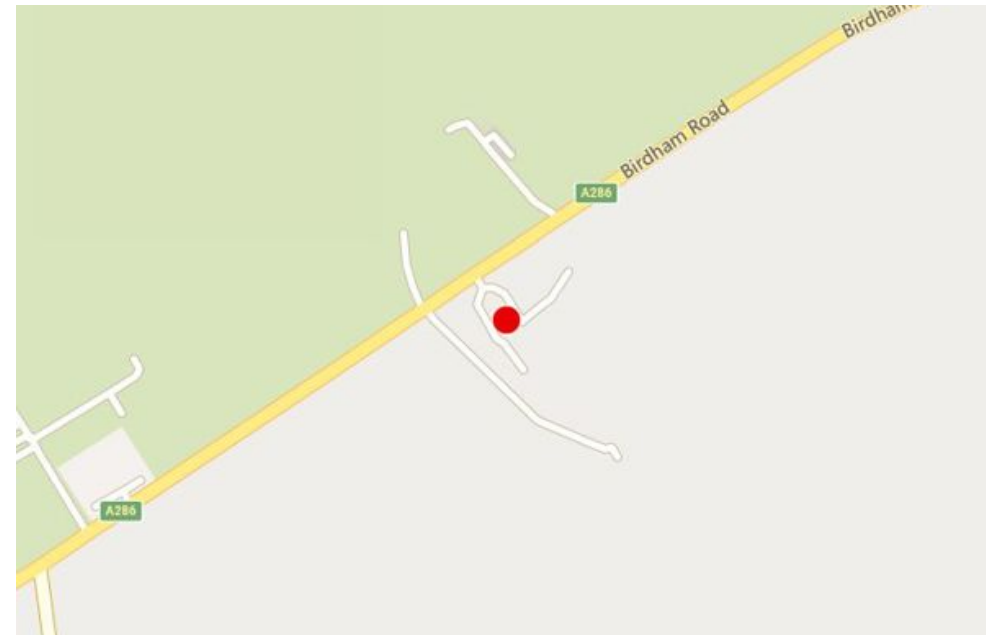


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Location & Situation

The property is located approximately three miles to the south west Chichester, close to the village of Birdham, on the main A286. Easy access to the A27 Chichester By-Pass is approximately 2.5 miles north, providing links West to Hampshire & East towards, Worthing & Brighton, the A23 and subsequently M23.

Unit 21 sits at the southwest corner of the estate, with adjoining occupiers on the estate including Montezuma's Chocolates, West Sussex Office Furniture & Southfield Structural Services.





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Description & Accommodation

The premises comprises of a light industrial/warehouse unit of steel portal construction, with brick & corrugated metal clad elevations. The property has the benefit of two large up & over roller shutter doors, as well as a glazed pedestrian entrance. The warehouse is configured in a L-shape around offices at ground & first floor level, kitchen & W/C.

Allocated Parking for 6 vehicles is available on site.

We have measured and calculate the accommodation to have the following approximate gross internal area:

Warehouse 1,823 sq ft 169.36 sq m
Ground Floor Office 708 sq ft 65.77 sq m
First Floor Office 708 sq ft 65.77 sq m
TOTAL 3,239 sq ft 300.9 sq m

Area	Sq Ft	Sq M
Ground Floor Warehouse	1,823	169.36
Ground Floor Offices	708	65.77
First Floor Offices	708	65.77
Total	3,239	300.9





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Rateable Value

Rateable Value (2023): £20,500.

EPC

C68

Planning

We understand that the premises benefit from Class E(g)(iii) and B8 use within the Use Classes Order 1987 (as amended).

It is possible the unit may be suitable for wider uses in class E and occupiers are therefore advised to make their own enquiries in respect of their use & planning requirements.





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Terms

The property is available by way of a new effectively full repairing & insuring lease and a rent of £30,770 per annum exclusive.

The service charge is currently passing at a nominal amount of £20pcmx.

The landlord is to insure the building, with the tenant then re-imbursing their fair portion. We're informed that the current premium is £950pa

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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24 November 2025

