



TO LET

Unit 2 Spur Road
Quarry Lane, Chichester, PO19 8PR



Key Features

- Situated within established trade & commercial location
- Rare B2 Motor trade usage
- Minimum eaves of 6.47m
- Maximum eaves of 7.14m
- Up & over loading door - 3.59m (W) x 3.72m (H)
- 3 Phase Power
- Close proximity to the A27/A259 Bognor Road roundabout.
- Ground floor trade counter/office/reception
- Allocated parking for 8 vehicles
- Available immediately



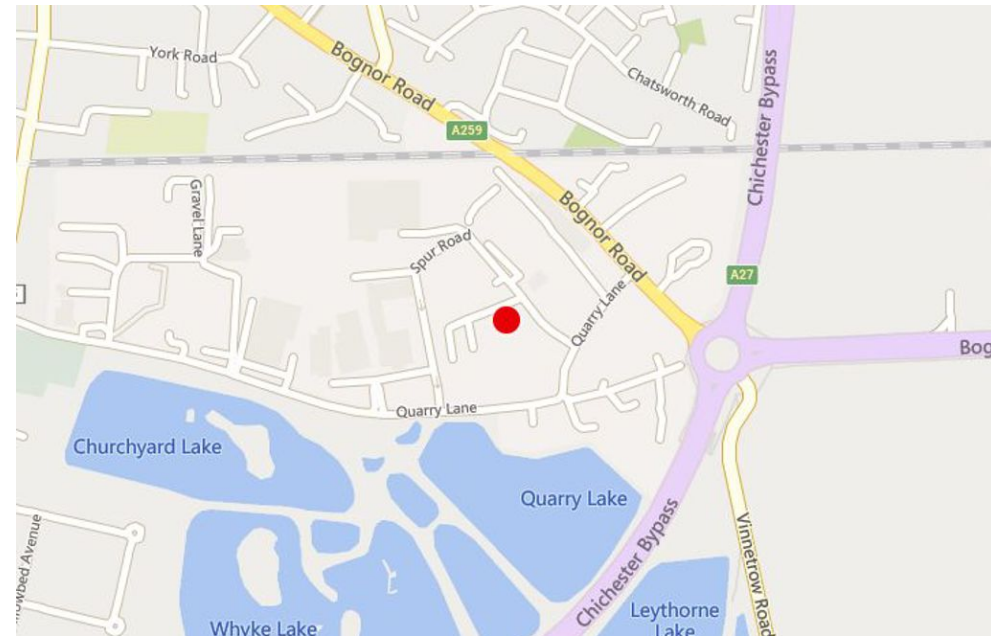


Location & Situation

The Cathedral City of Chichester is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

The city has excellent road communications being situated on the A27 dual-carriageway, which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with A3(M) M27 and M3 motorways.

Spur Road is located on the northern side of the A27 south coast trunk road, a short distance from Chichester city centre and just off of Quarry Lane. The road and surrounding area is an established trade counter location, and nearby occupiers include Screwfix, Toolstation, Magnet, Topps Tiles & YESSS Electrical.





Description & Accommodation

The premises comprise an industrial/warehouse unit of steel portal frame construction with brick elevations under a sheet profile roof. Internally, the unit benefits from a clear, open layout with a minimum eaves height of approximately 6.47m rising to 7.14m at the apex.

Access is via a roller shutter loading door measuring approximately 3.59m wide by 3.72m high and separate pedestrian access. The property also benefits from a three-phase electricity supply, solid concrete floor throughout, roof hung LED lighting, translucent roof panels, trade counter/office to the front, kitchenette, W/C and double glazed windows.

Externally, there is allocated parking for 8 cars. 2 Additional parking bays may be available by way of a separate conversation.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor Warehouse	3,012	279.81
Ground Floor	670	62.24
Total	3,837	356.46





Rateable Value

Rateable Value (2026): £34,500

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of C57

Planning

We understand that the premises benefit from a Class B2 'Motor trade use, for vehicle repairs, servicing & MOT testing to cars and light commercials'.

Traditional B1/B8 uses will be considered though interested parties are asked to make their own enquiries with regards to planning.





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Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

Guide rent of £38,370 per annum exclusive.

The service charge for the most recent year was approx £410pax and the building insurance approx £750 per annum.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

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2 March 2026

