

TO LET

Unit 3 Kewell Business Park, 26b & 28
Terminus Road, Chichester, PO19 8ZZ



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Key Features

- UNDER NEW OWNERSHIP - Family owned business
- Since photography was taken the roofing has since been upgraded with approximately £50,000 of improvements
- Available due to tenant expansion
- Electric roller shutter door & separate pedestrian access
- Painted concrete flooring
- Office, kitchen & w/c's to the rear
- Parking for approx 6/7 vehicles when tandem parking
- Chichester Train Station (Southern Railway) only 10 mins walk (650m)
- 0.5 miles from Chichester city centre amenities
- Matterport immersive virtual tour: <https://my.matterport.com/show/?m=nrP7vNJQx6w>





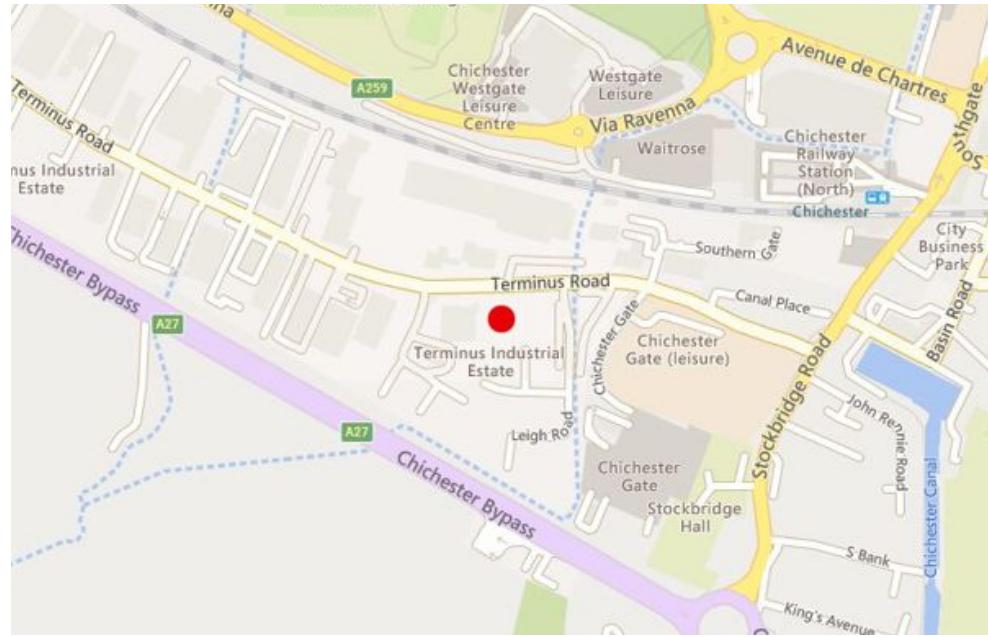
Location & Situation

Chichester is an attractive cathedral city, and the county town of West Sussex. 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.

Terminus Road is an established industrial/ trade location benefitting from immediate access to the A27. Nearby occupiers include Howdens, Jewsons, Formula One Autocare, ATS, Harwoods Jaguar/Aston Martin.

Access to Unit 3 is from Leigh Road at the Eastern end of Terminus Road.

What 3 Words: <https://w3w.co/enter.tracks.tens>





Description & Accommodation

The property, recently acquired by new ownership, comprises of a large warehouse unit front terminus road with access to the rear from Leigh Road. Split into a multiple of Units, Unit 3 is accessed from the secure gated rear yard, via an electric roller shutter door. Internally the unit benefits from painted concrete flooring, 3 Phase Electricity, LED strip lighting, rear office, kitchen & W/C.

Externally the unit has an area allocated of parking for 6-7 vehicles when double parking, with loading/unloading available from a shared yard. Secure Site with Palisade Fencing & Sliding Gate.

Furthermore the unit has the benefit of a side unit totalling 27m long x 3m (80 sqm).

Please note: The factory roof lights shown in the photographs are from historic images. The roofing has since been fully upgraded with approximately £50,000 of improvements, ensuring a watertight structure and excellent natural light throughout.

The accommodation has the following approximate floor areas (GIA):

Area	Sq Ft	Sq M
Unit 3	4,549	422.6
Total	4,549	422.6





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Rateable Value

Rateable Value (2023): TBC

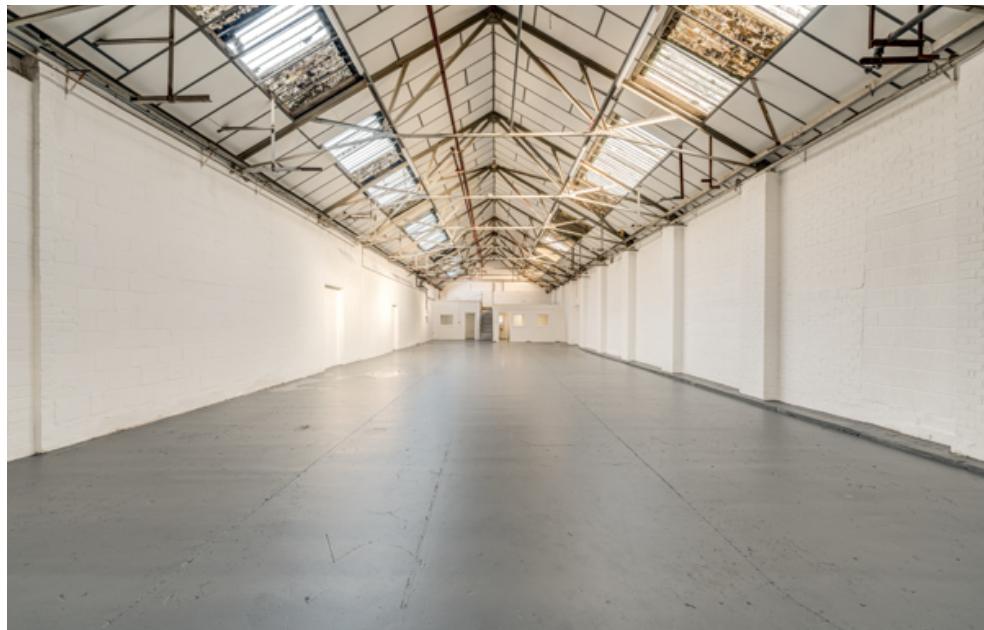
Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

EPC

We understand the property to have an EPC rating of C (66).

Planning

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





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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed. The unit is available due to tenant expansion on the estate.

Rent of £40,941 per annum exclusive.

Service charge and Building insurance is to be confirmed.

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:

Brandon White
b.white@flude.com
07925 284528

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7 January 2026

