



The Smithy, Hills Barns
Appledram Lane South, Chichester, West Sussex, PO20 7EG

TO LET

Attractive Barn Style Office Accommodation with Parking

Key Features:

- Well-presented office units arranged around a courtyard
- Adjacent an area of Outstanding Natural Beauty
- Arranged around a courtyard setting
- Easy access to the A27 By-Pass and Chichester
- The site has direct access to The Salterns Way cycle path
- On site parking for 3 cars
- Rent £9,000 pax
- Total size 40.88 sq m (440 sq ft)
- 100% small business rate relief eligible
- LED Lighting





Location

The property is situated on Appledram Lane South in an attractive rural area close to the village of Apuldram approximately 1½ miles south west of Chichester. Access to Hills Barns is via either the A259 Fishbourne Road to the north or the A286 to the south. The A286 links Chichester to West Wittering and provides easy access to the A27 Chichester by-Pass.

Description

Hills Barns comprise a complex of modern and attractive business units arranged around a gravelled courtyard in a peaceful landscaped setting overlooking an area of outstanding natural beauty.

The Smithy comprises a detached premises divided into two areas, plus a kitchenette and WC with shower. The office accommodation contains electric storage heaters and LED lighting with additional spotlighting, overlooking the courtyard.

Externally, there is a shared picnic area which benefits from a peaceful setting.

The property has parking for three cars to the front of the unit, with additional visitor parking available.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
The smithy	440	40.88
Total	440	40.88

EDC

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

20 May 2026

Planning

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

Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £9,000, exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2026): £6,900

The occupier may be entitled to 100% Small Business Rate relief.

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

VAT

We understand that the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

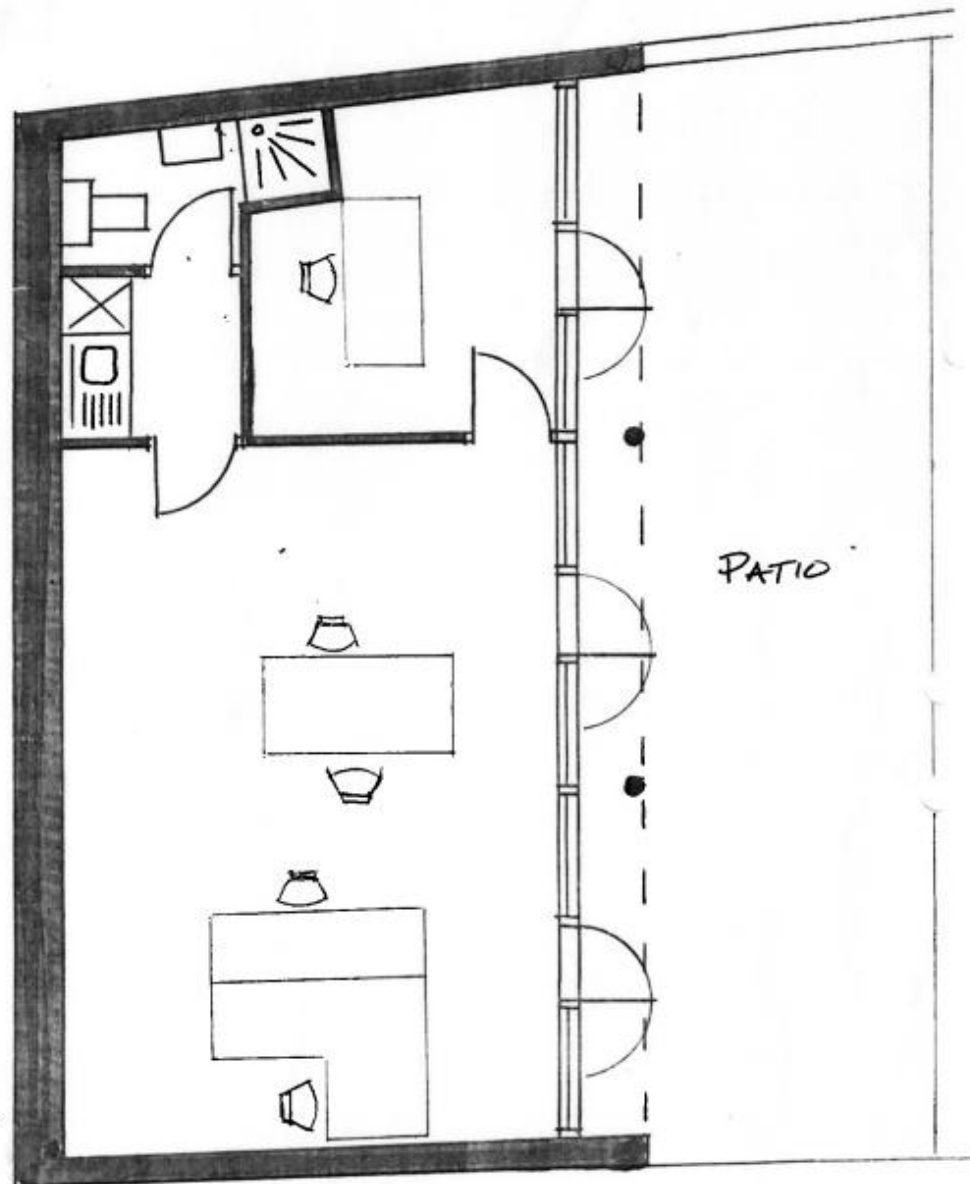
Noah Minchell
n.minchell@flude.com
01243 217302
www.flude.com

Mark Minchell
m.minchell@flude.com
01243 929136





Floor Plan



SCALE 1:50

THE SMITHY, HILLS BARNES.

For identification purposes only.