



**TO LET**

Unit 11 Temple Bar Business Park  
Strettington, Chichester, West Sussex, PO18 0TU



## Key Features

- Situated in a quiet commercial estate
- Close proximity to the A27
- Workshop and office layout potential
- Roller shutter door (approx. 3.0m wide x 4.0m high)
- New effectively full repairing and insuring lease available
- To rent £22,500 per annum exclusive





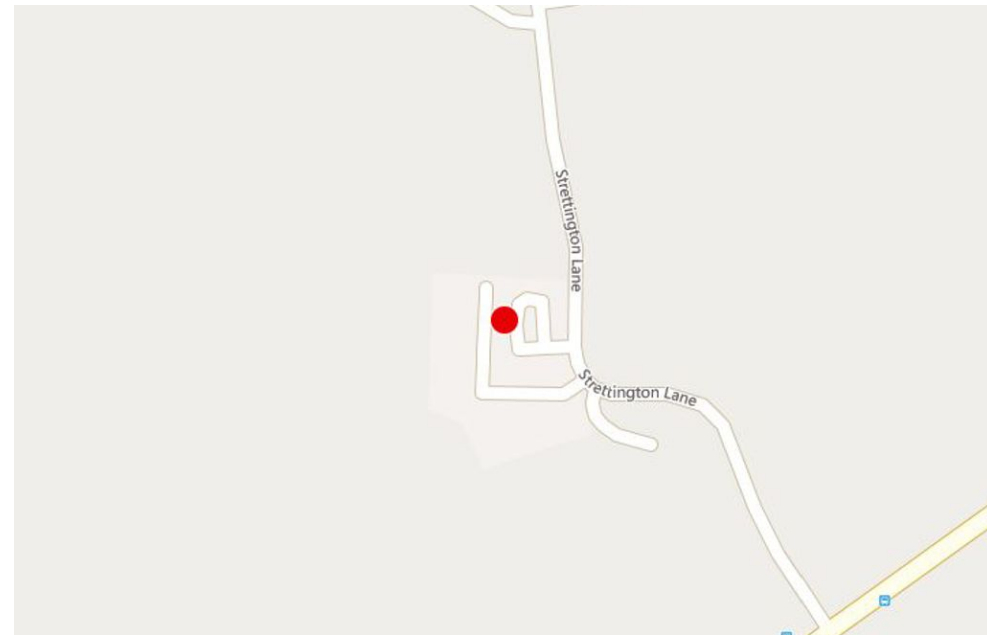
## Location & Situation

Temple Bar Business Park is located in Strettington, an attractive rural area close to the villages of Boxgrove and Tangmere. The A27 lies in close proximity to the subject property, providing easy access to Chichester (3 miles), Arundel (9 miles) and Portsmouth (20 miles).

The business park provides a mixture of attractive office and industrial units of varying sizes. The subject property enjoys an end-of-terrace location and is situated at the northern end of the business park.

The Rolls Royce HQ is almost adjacent to the property whilst Goodwood Park Hotel, Goodwood Motor Circuit and Goodwood Golf Club are close by.

What3words: [///glares.hunt.songbird](https://www.what3words.com/#!/en////glares.hunt.songbird)





## Description & Accommodation

The subject premises comprises part of a terraced building of steel portal frame construction with blockwork walls to approximately 1.8m, with steel profile cladding above and a steel profile clad roof with rooflights. There is a roller shutter door which is approximately 3.0m wide and 4.0 m high. The property has a mezzanine floor, and there are a number of dividing partitions creating potential office/suites on the ground floor.

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

Area	Sq Ft	Sq M
Ground	1,417	131.64
First	1,085	100.8
Total	2,502	232.44





## Rateable Value

Rateable Value (2026): £14,000

Occupiers will pay approximately 48% of this per annum.

## EPC

We understand the property has an EPC rating of C (expiry date - 11/05/2033).

## Planning

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





Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

FLOOR PLAN For identification purposes only.



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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 at a commencing rent of £22,500 per annum exclusive.

The tenant would be responsible for a proportion of the service charge and building insurance for the development.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

Brandon White  
b.white@flude.com  
07925 284528

Tom Woodward  
t.woodward@flude.com  
01273 740384

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3 March 2026

