



TO LET/FOR SALE

**Units 1A & 1B, Oakwood Business Park
Oakwood, Chichester, West Sussex, PO18 9AL**



Key Features

- Rare freehold opportunity
- High quality accommodation ready for an occupier to move into
- Excellent rural location to north of Chichester but with quick access into the city
- Eaves of 4.67m - 6.96m offering scope to further extend mezzanine (stnc)
- LED lighting, A/C, perimeter trunking and meeting rooms within the offices (Recently refurbished)
- Underfloor heating in the warehouse (untested)
- On site parking + two secure yards - approx 5,000 sq ft
- New FRI lease/leases available
- Minimal capex required
- Secured gated estate





Location & Situation

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

Oakwood Business Park is set in a picturesque semi-rural location, situated off the B2178, with Chichester's amenities and the A27 both approximately 2.5 miles from the property.

Fishbourne mainline railway station is approximately 1.5 miles away, offering services across the South Coast and on to London.





Description & Accommodation

The property comprises of modern warehouse and attractive, refurbished office accommodation within a secured gated estate. Constructed in the mid 2000s, the property is constructed of steel portal frame, under pitched sheeted roof with insulated profile cladding. Internally the two storey offices benefit from carpeting throughout, suspended ceilings with inset LED lighting and air conditioning, oil fired central heating, double glazed windows and perimeter trunking. Glass partitioning could be removed to offer further open plan areas.

The warehouse (photos to follow), is accessed via a large roller shutter door, benefitting from minimum eaves of 4.67m rising to 6.96m at the apex. Further amenities include polished concrete slab flooring, with underfloor oil fired heating, roof hung lighting, translucent roof panels, three phase power and perimeter air lines. A mezzanine floor to the rear offers further storage/workshop space.

There is parking allocated parking on site for a minimum of 11 vehicles and approximately 5,000 sq ft of secure yard space which can serve as further parking or external storage. This yard is currently split into two, though could easily be combined.

We have measured and calculate the premises to have the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor Offices	1,022	94.94
First Floor Offices	1,035	96.15
Ground Floor Warehouse	2,971	276.01
First Floor Mezzanine	891	82.77
Total	5,919	549.88





Rateable Value

The property is current assessed separately, with rateable values as below:

Unit 1a Offices (1st April 2026): £29,750

Unit 1b Warehouse (1st April 2026): £25,500

Occupiers will pay approximately 43% of these rateable values, individually, per annum, but will need to make their own investigations around any reassessment.

EPC

Unit 1A: E

Unit 1B: E

Planning

We believe that the premises benefit from a Class B1 (Egiii) / B8 use under the Town & Country Planning (Use Classes) Order 1987.

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. It's therefore possible that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own enquiries in regards to the above.





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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 OR, separately a sale of the freehold interest will be considered.

Rent: £50,000 per annum exclusive
Guide Price: £600,000 for the freehold interest

Consideration may be given to letting the offices and warehouse elements separately.

The service charge for the whole unit is currently passing at approx £2,700 per annum exclusive. Further info available upon request.

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.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and



Further Information

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2 March 2026

