

# Novio Chichester

- › 5 new warehouse and distribution units
- › 6,447 – 37,362 sq ft
- › Planning submitted

To let



# Novio

The scheme is situated on the Western end of Terminus Road, which sits on the outskirts of Chichester with direct access to the A27/ Chichester Bypass. The A27 provides access to Portsmouth, Worthing and Brighton.

Within 1 mile of the site are Chichester town centre and the train station.

## Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1	7,083	1,798	8,881
2	7,944	1,851	9,795
3	6,265	1,464	7,729
4	9,149	1,808	10,957
5	4,811	1,636	6,447

## Planning use

B8 (storage or distribution).

Subject to planning: B2 (general industrial) and E(g)(iii) light industrial.

## Terms

The units are available to let.





# Units 1-5

6,447 – 37,362 sq ft

## General Specification

Flexible warehouse units with fully fitted first floor offices.

 <p>Fitted offices</p>	 <p>Reception area</p>	 <p>Comfort cooling/ heating</p>
 <p>Photovoltaic panels</p>	 <p>12 year collateral warranty available</p>	 <p>Passenger lift Units 1-4</p>
 <p>7m - 8.4m clear internal height</p>	 <p>Electric loading doors</p>	 <p>37.5kN sq m floor loading</p>
 <p>Ability to combine units</p>	 <p>20m yard depth units 1-4</p>	 <p>Landscaped environment</p>



# Novio



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

# Green Credentials

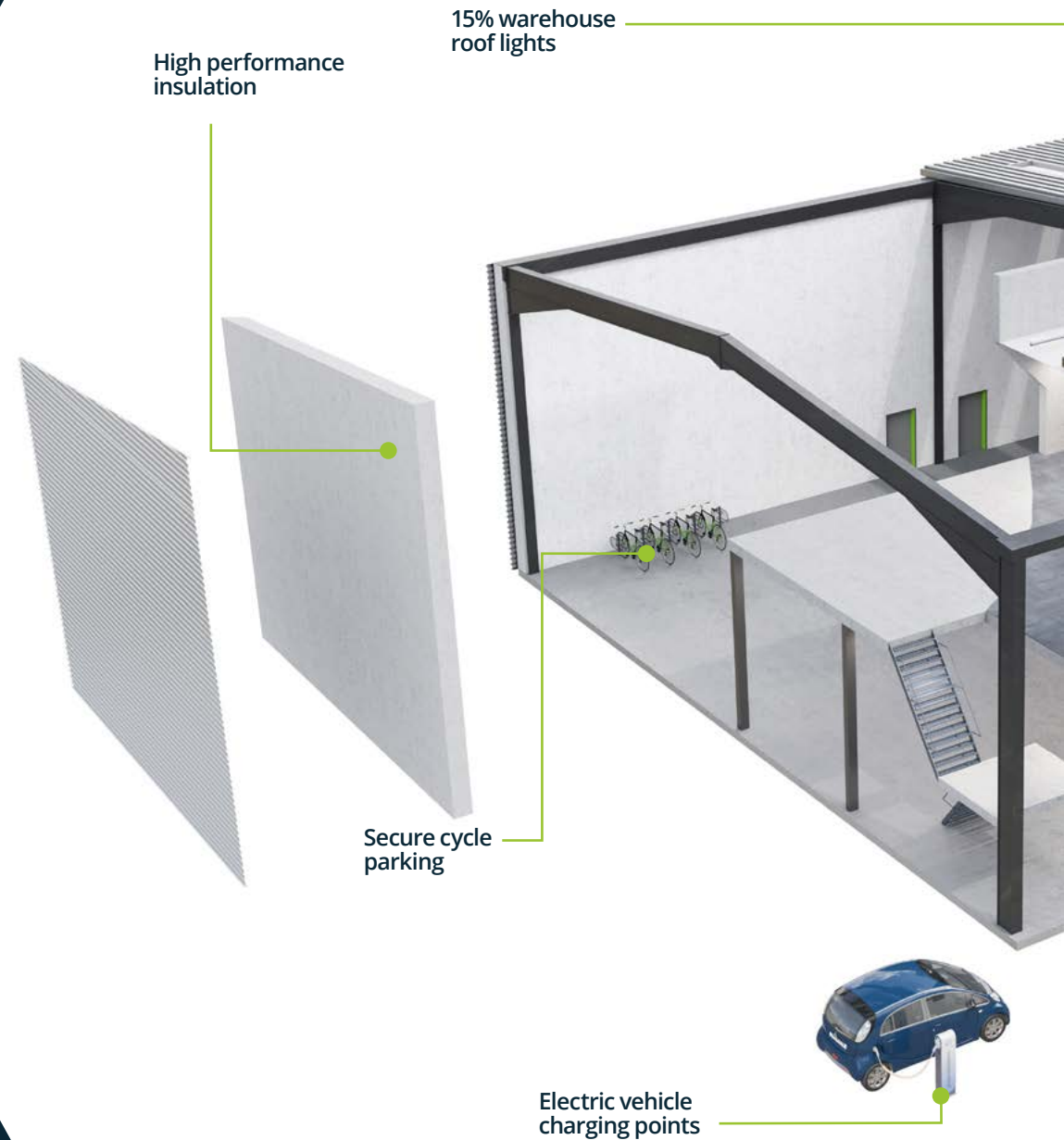
The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

## The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- Warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Target EPC rating of A
- Target BREEAM rating 'Excellent'
- Secure cycle parking



Electric vehicle charging points



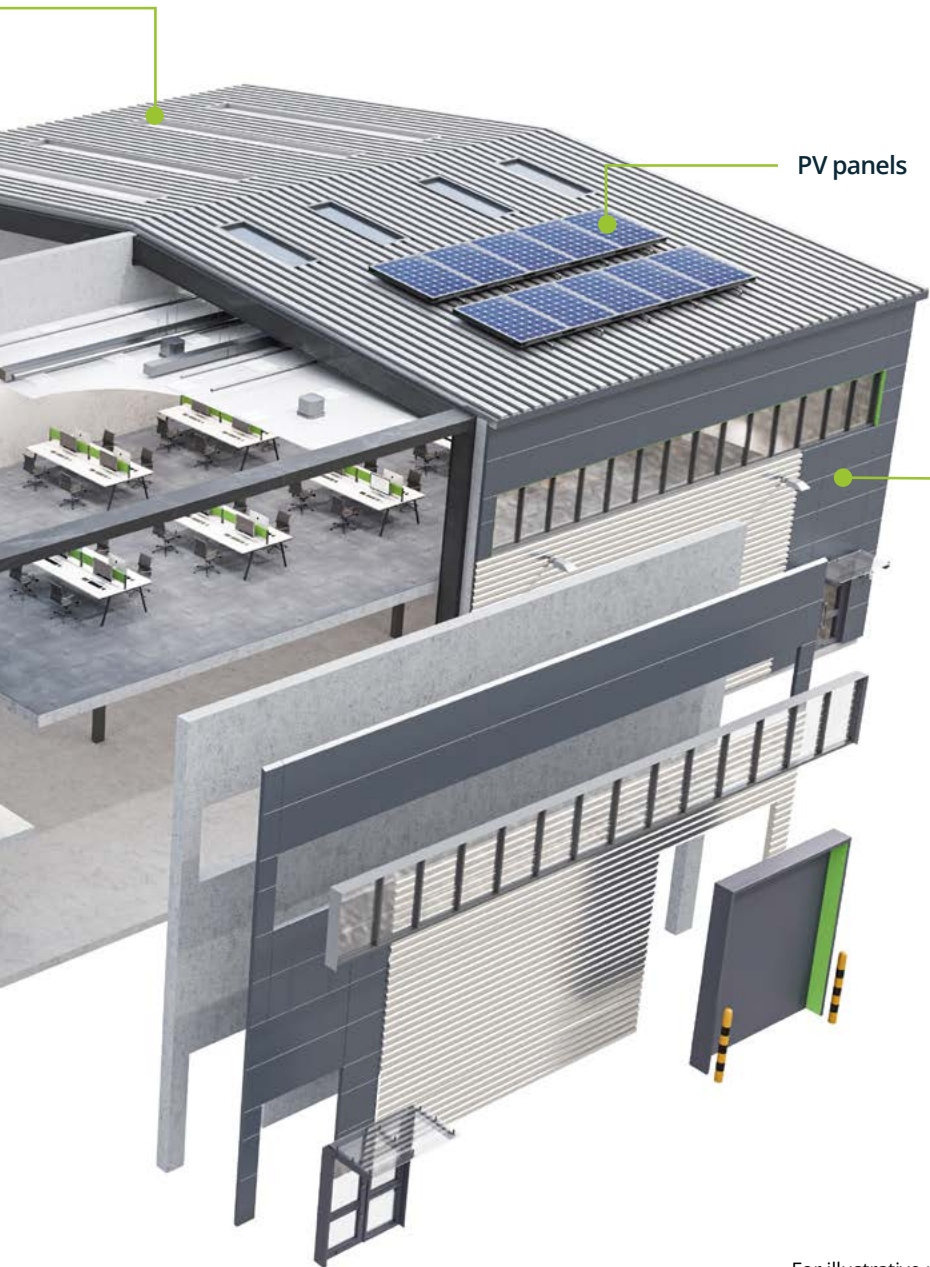
High performance insulation

15% warehouse roof lights

Secure cycle parking

Electric vehicle charging points

# Novio



PV panels

Low air permeability design

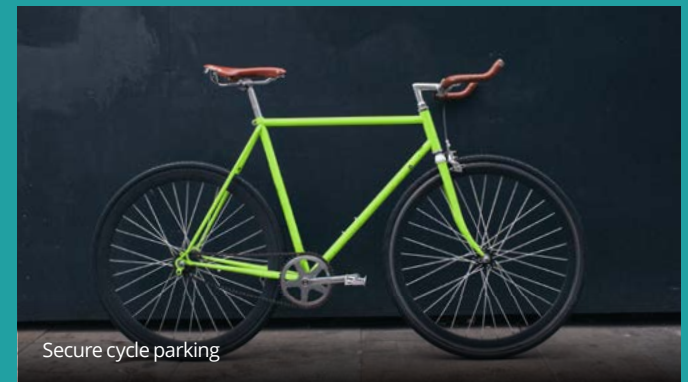
For illustrative purposes only



Roof lights

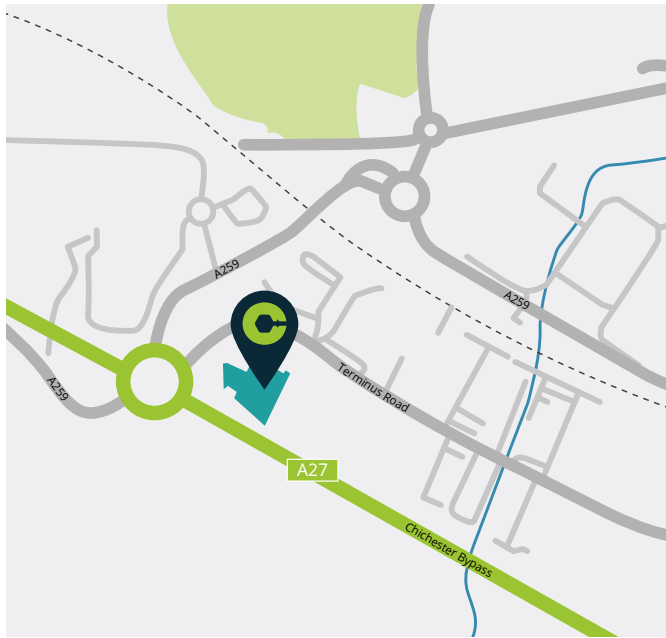


Photovoltaic panels



Secure cycle parking

# Novio



## Travel Distances

### Road

A27 / Chichester Bypass	0.1 miles
Chichester Town Centre	1.8 miles
Southampton	35 miles
Portsmouth	18 miles
Havant	11 miles
Brighton	32 miles
Worthing	33 miles
Crawley	48 miles

### Rail

Chichester Station	0.8 miles
Fishbourne Station	1.3 miles

### Airports

Southampton Airport	30.7 miles
Gatwick Airport	49 miles

Terminus Road,  
Chichester  
PO19 8FY



More information available  
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. May 2023.

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