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TO LET

INDUSTRIAL & WAREHOUSE / TRADE COUNTER UNIT – 3,377 SQ FT (313.73 SQ M)

Unit 8 Chichester Trade Centre, Quarry Lane, Chichester, West Sussex, PO19 8ET

DESCRIPTION

The unit comprises an end of terrace steel portal frame building with clear span floor space and benefits from a glazed frontage and return. Internally, the unit has a minimum eaves height of 5.21m rising to 7.16m at the apex. There are WC facilities at the rear of the unit. At present, the unit has been fitted out as a vehicle showroom which includes ground floor offices with suspended ceilings and inset lighting and mezzanine level with a sales area and glass partition boardroom, with suspended ceilings, inset lighting and air conditioning. There is a loading door which measures 4m wide x 3.52m high. Externally, the unit benefits from 5 dedicated parking spaces to the front of the unit.

LOCATION

Chichester Trade Centre is located on the northern side of the A27 South Coast Trunk Road, a short distance from Chichester city centre. The estate is an established trade counter location, and nearby occupiers include Screwfix, Magnet, Halfords Auto Centre, Topps Tiles and YESSS Electrical.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 11	3,377	313.73

In addition there is a mezzanine floor of 1,020 sq ft.

RENT

£43,900 PAX.

TERMS

A full repairing and insuring lease is available for a term to be agreed.

AMENITIES

- Situated on established roadside trade counter location
- Prominent corner position with glazed frontage and return
- Minimum eaves height of 5.21m
- Maximum eaves height of 7.16m
- 5 dedicated parking spaces
- Loading door 4m wide x 3.52m high
- Nearby occupiers include Screwfix, Toolstation, Magnet, Topps Tiles and YESS Electrical
- Mezzanine sales area and offices currently in situ

PLANNING

We understand that the premises benefit from a Class B8 use with 40% of the floor space permitted for ancillary retail sales, under the Town and Country Planning (Use Classes) Order 1987 as amended.

RATES

The rateable value for this property is £40,250

VAT

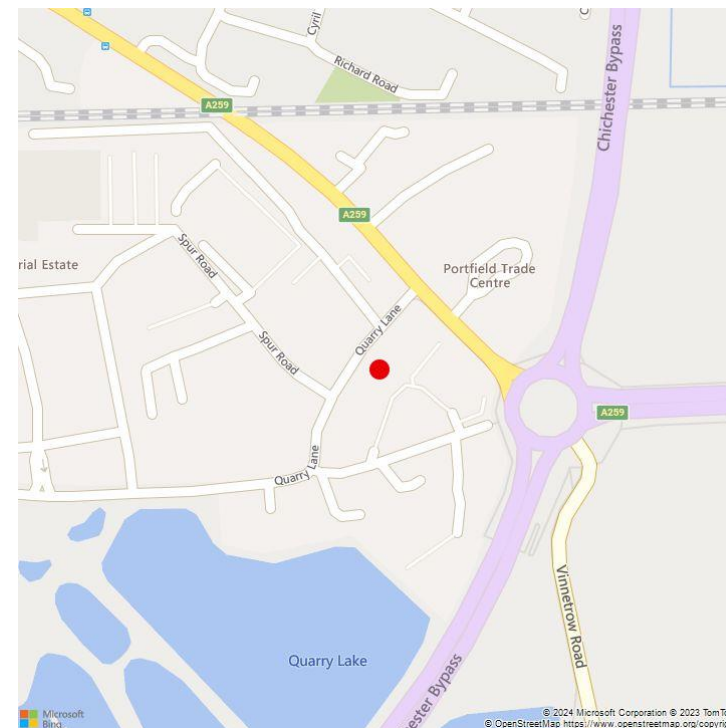
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property have an EPC rating of C.



VIEWINGS – 01903 22900

Duncan Marsh

t: 07970 524840

e: dmarsh@shw.co.uk

Ben Collins

t: 07918 823539

e: bcollins@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
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Well presented modern trade counter units



Chichester Trade Centre

Quarry Lane, Chichester, West Sussex PO19 8ET



PROMINENT A27
ROADSIDE LOCATION



MINIMUM EAVES
HEIGHT OF 5.90M



DEDICATED PARKING
FOR EACH UNIT



THREE PHASE
ELECTRIC

TO LET

BOOKER
WHOLESALE

CITY
PLUMBING

YESSS
ELECTRICAL

Topps Tiles



halfords

EASY BATHROOMS

JOHNSTONE'S
TRADE

C E F

TOOLSTATION

Magnet



+ KEY FEATURES

- + Prominent roadside location
- + Located at junction of A27 and A259
- + Situated on established and busy roadside trade/retail estate
- + Minimum eaves height of 5.90m
- + Dedicated parking & loading for each unit
- + Electric up & over loading doors
- + To let on new effectively FR&I leases
- + Class B8 use with 40% for retail sales



EXCELLENT LOCATION

The Cathedral City of Chichester is located approximately 65 miles south west of London, 15 miles east of Portsmouth and 30 miles west of Brighton.

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.

Chichester Trade Centre is located on the northern side of the A27 south coast trunk road, a short distance from Chichester city centre.



	MILES	MINUTES
A27 dual carriageway	0.1	1
Chichester City Centre	1	5
Chichester Train Station	1.4	6
A3(M) via A27	13	18
London Gatwick Airport	46	64
M25 (J10)	59	65
Southampton Int. Airport	31	33
London Victoria		90

ACCOMMODATION

Chichester Trade Centre comprises of 11 trade counter units, of steel portal frame construction, with clear span floor spaces and part glazed frontages. Internally eaves heights range from a minimum of 5.21m to a maximum of 8.2m, barring the two storey Unit 11. Each unit has up & over roller shutter doors, separate glazed pedestrian access and the benefit of W/C & Kitchen facilities. Further detail on specifications available in respective photo galleries.

The units are available to let by way of new full repairing and insuring leases for a term to be agreed at the following rents.

Unit	Sq Ft	Rent psf	Rent pax	Service Charge	Buildings Insurance	Ratable Value (2023)	Estimated Rates Payable	EPC	Parking
7	3,941	£13.00 (excl. mezzanine)	£37,856	£1,816 pa	£1,462 pa	£32,500	£16,217.50	C 59	5 spaces
8		£13.00 (excl. mezzanine)	£43,901	£1,726 pa	£2,066 pa	£40,250	£20,085	C 70	5 spaces
10	5,099	£13.00 (excl. mezzanine)	£49,517	£2,384 pa	£1,972 pa	£43,500	21,706	C 55	6 spaces
11	5,971	£11.30	£67,500	£3,862 pa	£3,266pa	£95,000 <i>*Appeal lodged to reduce current RV*</i>		C 60	10 spaces

Terms are quoted exclusively of VAT however we are advised the estate is registered for VAT and therefore VAT may be charged on the terms above.



UNIT 7

3,941 sq ft

5 car parking spaces

£37,856 per annum



UNIT 8

4,397 sq ft

5 car parking spaces

£43,901 per annum



UNIT 10

5,099 sq ft

6 car parking spaces

£49,517 per annum



UNIT 11

5,971 sq ft

10 car parking spaces

£67,500 per annum





Chichester Trade Centre

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 03/24.

For viewings and further information
please contact the joint agents:

BRANDON WHITE

E: b.white@flude.com

T: 01243 929 141

M: 07925 284 528

MARK MINCHELL

E: m.minchell@flude.com

T: 01243 819 000



DUNCAN MARSH

E: d.marsh@shw.co.uk

T: 01903 229 201

M: 07970 524 840

BEN COLLINS

E: bcollins@shw.co.uk

M: 07918 823539