

TO LET

HIGHLY PROMINENT SHOWROOM / TRADE COUNTER / MOTOR TRADE UNIT 5,971 SQ FT (554 SQ M)

Unit 11 Chichester Trade Centre, Quarry Lane, Chichester, West Sussex, PO19 8ET

### **DESCRIPTION**

The unit comprises an end of terrace steel portal frame building over ground and first floors. The ground floor is currently configured as open plan showroom space with the first floor arranged as further showroom and offices.

### **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, Topps Tiles, Yess Electrical and Halfords.

### **ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	3,156	293.02
First Floor	2,815	261.52
TOTAL	5,971	557.72

### **RENT**

£67,500 PAX.

### **TERMS**

The premises is available by way of a new full repairing and insuring lease for a term to be agreed.

### **AMENITIES**

- Highly prominent location directly visible to A27
- Located at junction of A27 and A259
- 10 allocated car parking spaces in secure area
- Glazed frontage
- Rear goods/roller shutter entrance
- Three phase electricity supply
- Nearby occupiers include Screwfix, Magent, Topps Tiles, YESSS Electrical and Halfords
- Two storey

### **PLANNING**

We understand the premises now benefit from Motor Dealership Use / B8 Storage and Distribution / Class E Industrial Use.

#### **RATES**

The rateable value for this property is £95,000.

#### VAT

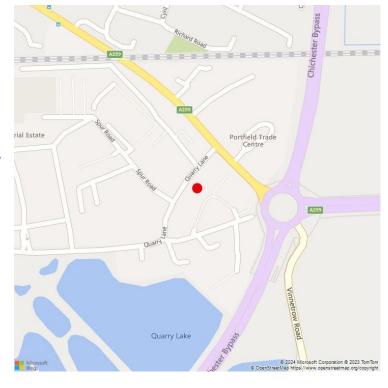
VAT will be chargeable on the terms quoted.

### **LEGAL COSTS**

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

#### **EPC**

Each unit has an EPC rating of C.











### **VIEWINGS - 01903 22900**

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## + 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
		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 facilties. 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		peal lodged to urrent RV*	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

### UAT

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

### Legal Fees

Each party to bear their own legal costs incurred.

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For viewings and further information please contact the joint agents:

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