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TO LET

INDUSTRIAL & WAREHOUSE / TRADE COUNTER – 3,940 SQ FT (366.03 SQ M)

Unit 7 Chichester Trade Centre, Quarry Lane, Chichester, West Sussex, PO19 8ET

DESCRIPTION

The unit comprises a mid-terrace steel portal framed building with primarily clear span floor space and mezzanines around the perimeter of the unit. Internally, the unit has a minimum eaves height of 5.21m rising to 7.12m at the apex. The unit also benefits from electric up and over shutter door (5.08m high x 4.21m wide), LED strip lighting, WC and kitchen facilities and mezzanines on three side of the unit.

LOCATION

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

ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|------------------------|--------------|---------------|
| Ground Floor Warehouse | 2,912 | 270.53 |
| Mezzanines | 1,028 | 95.50 |
| TOTAL | 3,940 | 366.03 |

RENT

£38,428 PAX.

TERMS

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



AMENITIES

- Situated on established roadside trade counter location
- Located on the busy junction of A27 and A259
- Minimum eaves height of 7.12m
- 5 dedicated car parking spaces
- Loading door 4.21m wide x 6.08m high
- LED lighting
- Nearby occupiers include Screwfix, Magnet, Topps Tiles, YESSS Electrical and Halfords Auto Centre
- Three phase power
- Mezzanines can be removed

PLANNING

We understand that the premises benefit from a Class B8 use with 30% of the floor space permitted for ancillary retail sales, under the Town and Country Planning (Use Classes) Order 1987.

RATES

The rateable value for this property is £32,500.

VAT

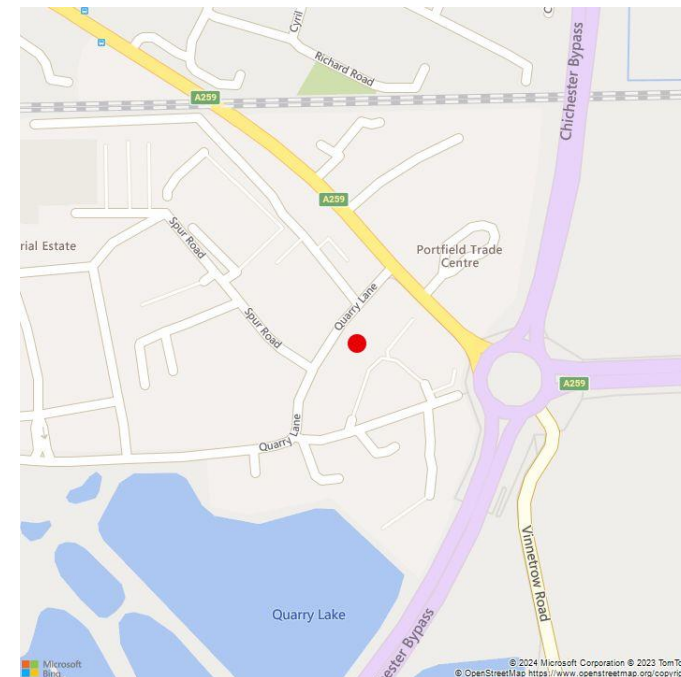
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



VIEWINGS – 01903 22900

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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

MAZDA

PEUGEOT

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.

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