

Unit 8 Vinnetrow Business Park,
Chichester PO20 1QH

FLUDE
commercial

01243 819000
www.flude.com



Photos from 2013

TO LET

■ Warehouse Unit with Yard

Total Unit Size 454.48 sq m (4,892 sq ft)

■ Key Features

- Well established business location
- Easy access to A259 & A27 south coast trunk road
- On site CCTV security
- Substantial hard surfaced yard (8,300 sq ft)
- Stand alone unit
- Excellent parking provision
- Minimum eaves height 4.5m
- 3 phase electric
- New FRI lease available
- Rent £8.00 per sq ft

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Location

Vinnetrow Business Park is a well-established business location, positioned about a quarter of a mile to the south of the A27/A259 Bognor Road junction, which provides excellent access along the south coast. Chichester city centre is approximately two miles to the north west.

Accommodation

The accommodation comprises a stand alone, purpose built warehouse unit. Amenities include:

- Reinforced smooth concrete floor
- Large hard surfaced yard
- Parking area
- Sliding loading door - 6.1m (w) x 4.7m (h)
- Minimum eaves height of 4.5m
- 3 phase electric
- Sodium & fluorescent lighting
- Security lighting
- Onsite CCTV Security

We understand the accommodation to have the following approximate gross internal floor areas:

Unit 8	454.48 sq m	4,892 sq ft
Yard	771.09 sq m	8,300 sq ft
Total	1,225.57 sq m	13,192 sq ft

Planning

We understand that the premises benefits from B8 use within the Use Classes Order 1987 (as amended).

No vehicle shall enter or leave the site except between the hours of 07:30- 19:00 Monday to Friday and 08:00 - 13:00 on Saturdays. There should be no vehicle movements on Sunday's or public holidays.

Viewings and Further Information

Please contact the joint sole agents Flude Commercial:

Flude Commercial
chichester@flude.com
01243 819000



Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £8.00 per sq ft.

There is a fixed estate service charge of £1.50 per sq ft (on unit size only).

VAT

We understand that the property is registered for VAT. Therefore VAT will be payable on the rent and service charge.

Business Rates

To be confirmed.

EPC

To be confirmed.

Legal Fees

Each party to bear their own legal costs incurred.





Location Maps and Plans



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

17 July 2018