

Unit 2 Vinnetrow Business Park,  
Chichester PO20 1QH

**FLUDE**  
commercial

01243 819000  
www.flude.com



# TO LET

## ■ Light Industrial / Office Building

Total Unit Size 274.06 sq m (2,950 sq ft)

## ■ Key Features

- Well established business location
- Easy access to A259 & A27 south coast trunk road
- On site CCTV security
- Stand alone unit
- Excellent parking provision
- New FRI lease available
- Rent on application
- Available as a whole or in part



## 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, single storey light industrial/office building.

We understand the accommodation to have a approximate **Gross Internal Area (GIA) of 274.06 sq m (2,950 sq ft).**

## Planning

The building would suit a variety of uses including **Class B1, B8, D1 and D2 uses**, subject to terms and planning consent.

No vehicle shall enter or leave the site except between the hours of 07:00- 21:00 Monday to Friday and 08:00 - 16:30 on Saturdays. There should be no vehicle movements on Sunday's or public holidays.

## Business Rates

To be reassessed.

## EPC

We understand the property has an EPC rating of B.

## Viewings and Further Information

Please contact the joint sole agents Flude Commercial:

**Flude Commercial**

[chichester@flude.com](mailto: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 agree. Rent on application.

There is a fixed estate service charge of £1.50 per sq ft.

## VAT

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

## 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.

20 August 2018