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TO LET

INDUSTRIAL AND WAREHOUSE – 2,293 - 23,510 SQ FT (213.02 - 2,184.08 SQ M)

St. James, Westhampnett Road, Chichester, West Sussex, PO19 7JU

DESCRIPTION

Ten newly constructed industrial and warehouse units. Steel portal frame construction, with metal profile cladded elevations as well as an insulated metal profile roof, incorporating translucent roof panels.

LOCATION

The St James Industrial Estate is located approximately 1 mile to the north east of Chichester city centre, with access from the main A285, which in turn links with A27 (Chichester bypass) and is approximately 400 metres from its intersection with the A27. Nearby occupiers include Lidl, Sainsbury's, MacDonalds and Aldi.

ACCOMMODATION (GROSS INTERNAL AREA)

UNIT	SQ FT	SQ M	RENT PAX
1A	2,293	213	£30,000
1B	2,293	213	£30,000
1C	2,293	213	£30,000
1D	2,293	213	U/O
1E	2,583	.240	U/O
1F	2,583	240	U/O
1G	2,293	213	£30,000
1H	2,293	213	£30,000
1J	2,293	213	£30,000
1K	2,293	213	£30,000
TOTAL	23,510	2,184	

AMENITIES

- Units 1D, 1E & 1F now UNDER OFFER
- A new development of high quality 10 energy efficient industrial & warehouse units in the heart of Chichester
- Units can be combined to cater for larger requirements
- Access to Ultra Fast Fibre Broadband Network
- Active electric car charging points
- Allocated Parking
- 3 phase electricity
- Excellent ESG credentials

RENT

£30,000 - £33,500 PAX.

TERMS

The units are available either individually or combined on a new fully repairing and insuring lease(s) for a term to be agreed.

RATES

The Rateable Value of the property is be assessed.

VAT

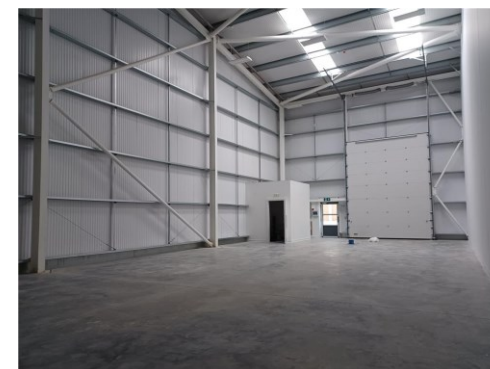
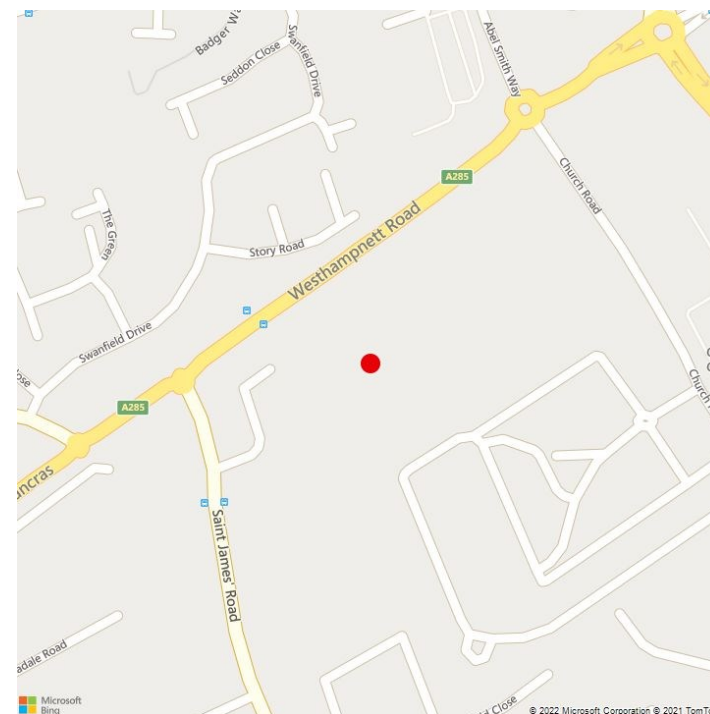
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is not currently available as the units are still being constructed.



VIEWINGS –

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