

TO LET

Self-Contained Class E, Office, Light Industrial Unit

Area 202 m² (2,174 ft²)



**The Wharf, Midhurst, West Sussex
GU29 9PX**

Location

The property is located in on The Wharf to the south east side of the town centre. There is easy access to A286 Chichester Road providing links to Haslemere in the north and Chichester to the south. The A272 runs through the town linking Midhurst to the West and East.



Floor Areas

The approximate gross internal floor areas are as follows:-

Office Area	144m²	(1,550 ft²)
Workshop/Warehouse Area	58m²	(624 ft²)
Total	202m²	(2,174ft²)

Accommodation

The property comprises a detached office building with ancillary warehouse storage. The accommodation is mainly open plan and benefits from good natural light, creating a pleasant working environment. In addition to the offices there is a warehouse area benefiting from separate loading access and an internal eaves height of 3.7m

The accommodation benefits from the following amenities:

- Air Conditioning
- Double glazing
- Entrance lobby area
- Security alarm
- Kitchen area
- Separate male & female WC facilities
- 9 dedicated parking spaces out the front of the building
- 2 electric car charging points



Lease Term

The property is offered by way of a new lease at a rent of £24,000 per annum exclusive.

The Lease is on a Full Repairing and Insuring basis.

Planning

We understand the previous planning consent of the property was B1. From 1 September 2020 Class E replaced the B1 classification. In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b). Interested parties are advised to make their own enquires with Chichester District Council. 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

VAT

VAT is payable on the rent.

Legal Fees

Each party to bear their own legal fees.

Business Rates

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.

Energy Performance Certificate

The property has an EPC asset rating of C(72). A copy of the EPC is available upon request.

Viewing

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Manhire LLP 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 Manhire LLP 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 also 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.