

TO LET

Business/Light Industrial Unit

3,798 sq ft (353 sq m), with 6 demised parking bays

****existing business unaffected****



**Unit 3, Spur Road,
Chichester, PO19 8PR**

Location

The property is located close to the junction with Quarry Lane, one of Chichester’s dominant industrial and trade areas. Unit 3 comprises an end of terrace unit, the adjacent units are occupied by City Plumbing and the Gravel Lane Garage.

Floor Areas- the property has been measured on gross internal areas-

Main Warehouse	2,295 sq ft	(213 sq m)
Workshop	514 sq ft	(48 sq m)
Office (inc W/C)	881 sq ft	(82 sq m)
Meeting Room	109 sq ft	(10 sq m)
Total	3,799 sq ft	(353 sq m)

There is a large secure yard to the front, **with 6 demised parking bays**. Loading is to the side elevation via a loading door, 3.5m wide 3.9m high. The clear internal height is 6m.

**Unit 3 excludes the first-floor offices, which have been let separately*

Lease Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed. **Rent: £38,000 per annum exclusive.**



Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

VAT

VAT is payable on the rent, building insurance and service charges.

Legal Fees

Each party to bear their own legal fees.

Business Rates

Current rateable value, from 1 April 2023 is £31,000.

Energy Performance Certificate

C(58)

<https://find-energy-certificate.service.gov.uk/energy-certificate/4763-5585-0584-1498-3945>

Viewings

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Manhire LLP for themselves and for the vendors or lessors of this property whose agents they 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.