

Willow Park

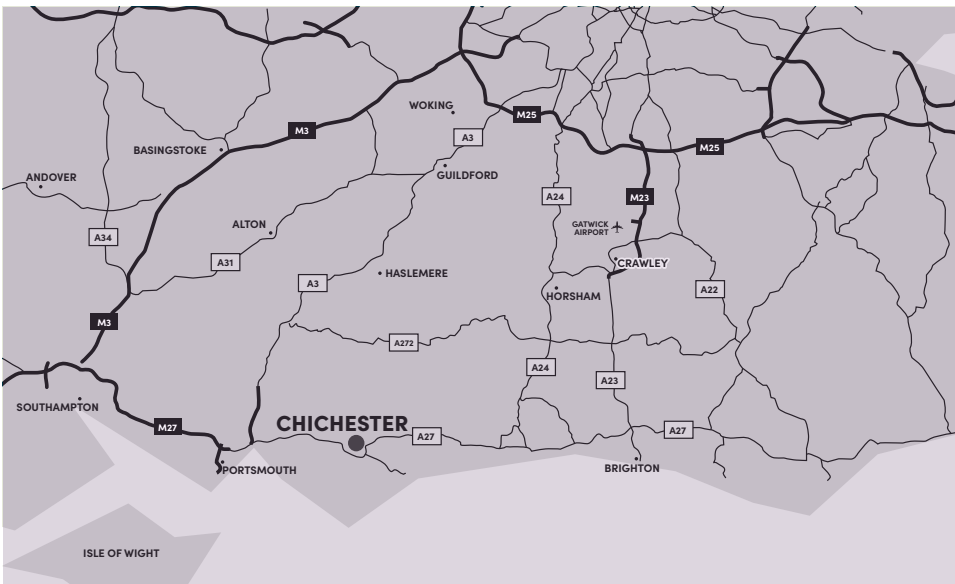
PLOT 4B
TERMINUS ROAD,
CHICHESTER,
PO19 8EP

WAREHOUSE / OFFICE PREMISES
WITH 0.36 ACRE SECURE YARD

FROM 4,830 SQ FT (448.7 SQM) TO 12,746 SQ FT (1,184.3 SQ M)

TO LET





Location

Terminus Road sits on the outskirts of Chichester with direct access to the A27/Chichester Bypass via the Fishbourne roundabout. The A27 provides access to Portsmouth, Worthing and Brighton.

Terminus Road is a thriving industrial estate within walking distance of Chichester city centre. It is home to many well-known businesses and has easy access to the A27, rail network and Chichester bus station.



Central Chichester

Chichester Cathedral

Westgate Leisure Centre

A259

Chichester College

Chichester Train Station

tenpin
Nando's
McDonald's
Painworld

Premier Inn

BabyNov

JEWSON

Terminus Road

LAND-ROVER

VW

KIA

HOWDENS

LEON

Ford

A27 Chichester Bypass

PORTSMOUTH

WORTHING

Description

Willow Park, Plot 4B Terminus Road comprises a 2 storey office building with lift and 4 bay office / workshop / warehouse space with an eaves height of around 3 metres.

There is parking to the side and rear within a large secure yard, 0.36 acres. Approx 40 parking bays.

There may be potential to split the space into two units.



Accommodation

	sq m	sq ft
Bays 1 & 2 (Warehouse / workshop / store)	448.7	4,830
Bay 3 (Office or Warehouse)	224.4	2,415
Bay 4 (Office or Warehouse)	224.4	2,415
Ground Floor Rear (Office)	143.4	1,543
First Floor Rear (Office)	143.4	1,543
Total	1,184.3	12,746

Yard area

0.36 acres

Floor Plans

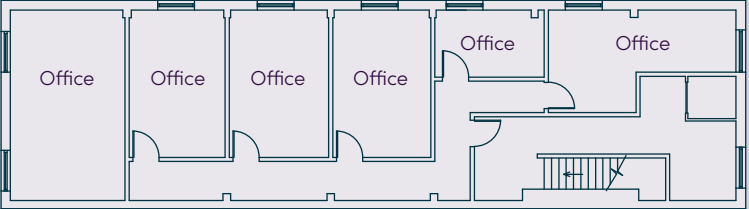
The property can be split in two as per the following configuration-

Bays 1 and 2 at 4,830 sq ft

Bay 3 and 4, plus rear offices at 7,916 sq ft

*Subject to terms

First Floor



Ground Floor



Bays 1 & 2

Bay 3

Bay 4

Removal of some internal partitioning will be considered subject to Landlords consent.



Bays 1 and 2



Use

Willow Park offers flexible accommodation with a large warehouse, open plan and smaller office accommodation, together with meeting / board room space and kitchen / WC facilities. There is also ample off road parking and a bicycle shelter within a secure yard.

Rates

Rateable Value: £110,000.

EPC

Available upon request.

Terms

The property is available to let by way of a new full repairing and insuring lease. Rent upon application.

Outgoings

The lessee will be responsible for rates, utilities and reimbursement of the insurance costs. Insurance of contents and any other outgoings that may be applicable will be the responsibility of the tenant.

Costs

Each party will bear their own costs in preparing the lease.



Instructions on behalf of:



Viewings

Viewing is by appointment only with the sole agent:

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