

Unit 12, Temple Bar Business Park, Strettington, Nr Chichester, PO18 0TU

Light industrial/warehouse unit

To Let

2,171 sqft (201.7 sqm) plus 1,362 sqft (126.5 sqm) mezzanine floor



Location

The Temple Bar Business Park is accessed from the A285 Chichester to Petworth Road at Strettington. The A27 is approximately ½ mile away and Chichester town centre is less than 2 miles to the west. The Rolls Royce factory is close by as is the Goodwood Motor Circuit, race course and Goodwood Park Hotel.

Other occupiers on the Business Park include a recruitment consultant, fire place showroom, distribution business amongst others.

Description

The unit comprises a mid terrace concrete framed building with part brick and block cavity walls and part composite plastic coated metal sheet cladding.

There is a single up and over loading door on the front and parking for 5 cars.

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Internally there is a mezzanine floor covering the rear half of the unit with an additional section added by the current tenants to the right hand side.

On the ground floor are two toilets (one with disabled access) and a kitchen. The loading area has been sectioned off with full height partitioning which could be removed.

Previously used as a showroom and storage facility for a ceramic tile and bathroom business the property is in excellent condition with good lighting and sealed floor.

Accommodation

Ground Floor	2,171 sqft	210.7 sqm
Mezzanine Floor	1,362 sqft	126.5 sqm
Total Gross Area	3,533 sqft	328.2 sqm
Eaves Height to underside of 'haunch'		4.8 m

Planning

The premises can be used between the hours of 0800 and 1800hrs Mondays to Saturdays unless otherwise agreed with Chichester District Council.

Lease

The premises are held on a 15 year lease from 11th July 2006 at a rent of £21,700 per annum. There is a rent review every 3 years with the first being on 11th July 2009. There is an option for the tenant to break the lease in July 2016 by giving 6 months notice.

Rates

The rateable value appearing on the Valuation Office website is £14,500. Therefore the current rates payable for 2008/2009 equate to £6,699 for the year.

Estate Service Charge

The tenant is liable to pay a contribution to the upkeep and maintenance of the common areas. Currently this equates to £1,949.03 for the year.

Viewing

By appointment with the joint sole agents: Henry Adams Commercial on 01243 521800 (Attn: Alex Medhurst- amedhurst@henryadams.co.uk) or Cluttons on 01243 532222

