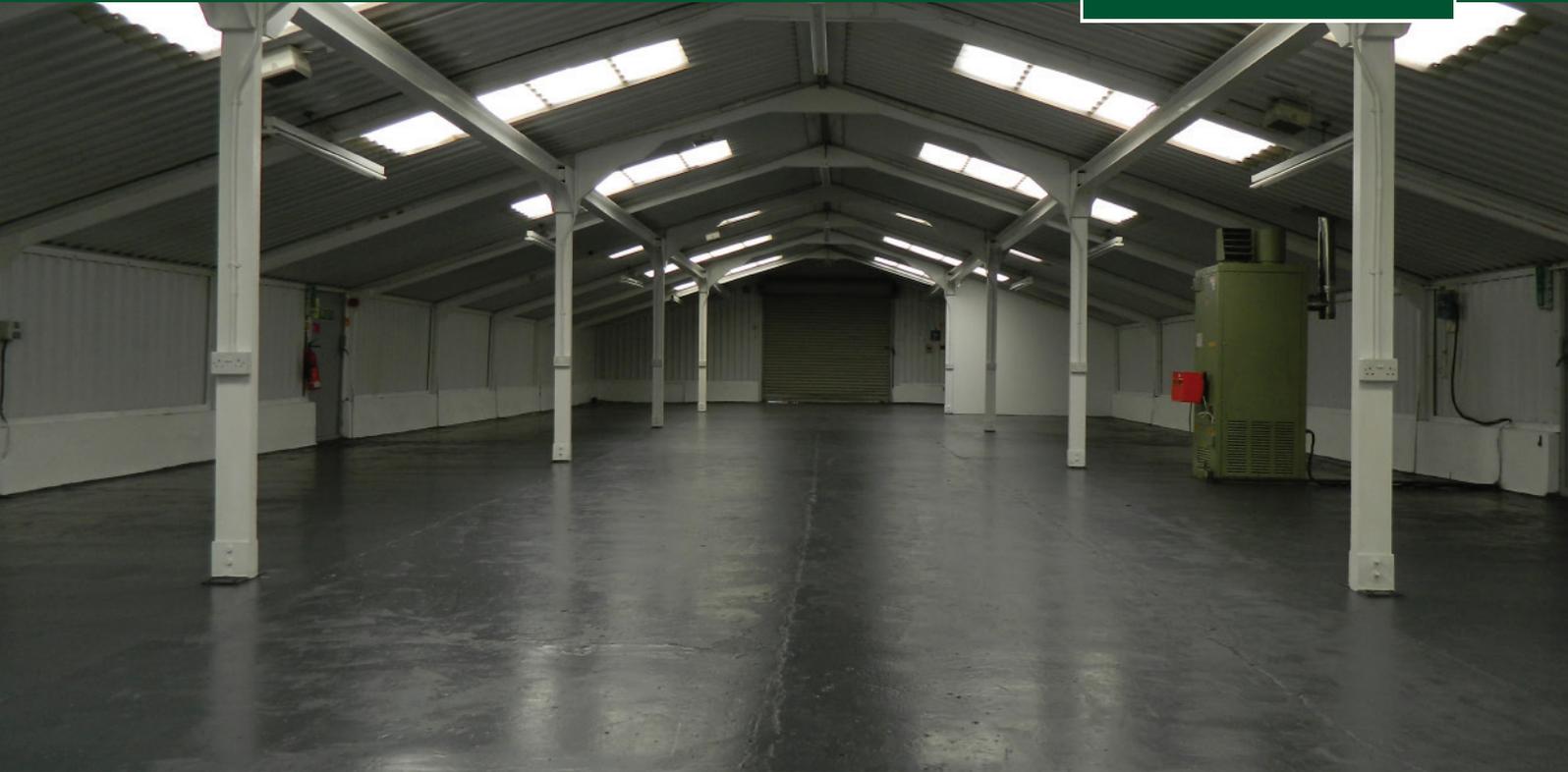


Units 6 & 7, Broadbridge Business Centre
Delling Lane, Bosham, Chichester
West Sussex PO18 8NF



TO LET

■ **Light Industrial/Warehouse Units**
11 Parking Spaces available
From 214 sq m (2,306 sq ft) to 428 sq m (4,611 sq ft)

■ **Key Features**

- Standalone units To Let on a new lease
- Situated in well established business location within 5 minutes' walk of Bosham Station
- Easy access to Chichester city centre & close proximity to A27
- Good natural light with 18 sky-lights
- Total area 428.4 sq m (4,611 sq ft)
- 11 parking bays, in addition to loading areas to the rear and front of the unit
- Well managed and popular estate



Location

Bosham is a picturesque village fronting Chichester Harbour and is situated approximately 3 miles to the west of Chichester and 17 miles to the east of Portsmouth.

The property is located on the well established Broadbridge Business Centre, just south of the Broadbridge roundabout at the junction of Delling Lane and the A259 Chichester to Emsworth Road. Chichester city centre is easily accessible via the A259, whilst the A27 lies in close proximity to the north. Bosham Station lies within a 5 minute walk and provides a regular services to Havant and Chichester.

Accommodation

The property comprises a well-presented modern light industrial/warehouse unit.

Unit 6 and 7 are self contained and benefit from office accommodation, WC and shower facilities and a modern kitchen. There are small loading areas located to the rear and front elevations of the unit.

The maximum ceiling height is 10.76 ft (3.28m) with a minimum eaves height of 5.45 ft (1.66m).

We have measured the property to have the following approximate total gross internal floor areas:

Reception:	128 sq ft	(11.89 sq m)
Office:	321 sq ft	(29.82 sq m)
Warehouse:	4,162 sq ft	(386.67 sq m)
Total:	4,611 sq ft	(428.38 sq m)

If required the space could be sub-divided to create two units of 214 sq m (2,306 sq ft).

There are 11 demised parking bays.

EPC

An EPC has been commissioned.

Planning

We understand that the premises benefit from B1(c) and B8 use within the Use Classes Order 1987 (as amended).

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.

Terms

The property is available to let by way of a new full repairing and insuring lease, for a term to be agreed at a commencing rent of £23,500 per annum exclusive.

Alternatively the units are available individually-

Unit 6 (front) £12,500 per annum exclusive

Unit 7 (rear) £12,500 per annum exclusive

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Business Rates and Council Tax

Rateable Value : £19,750

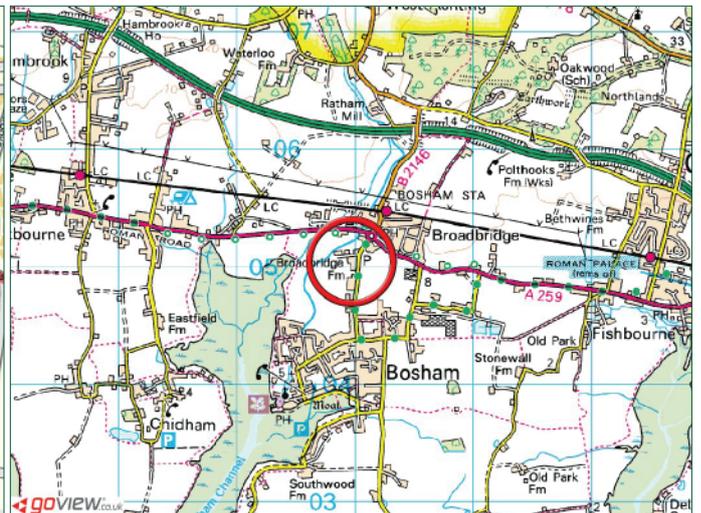
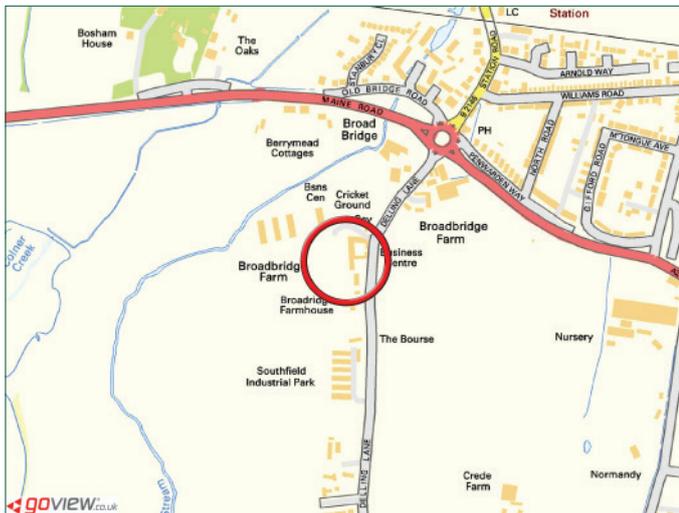
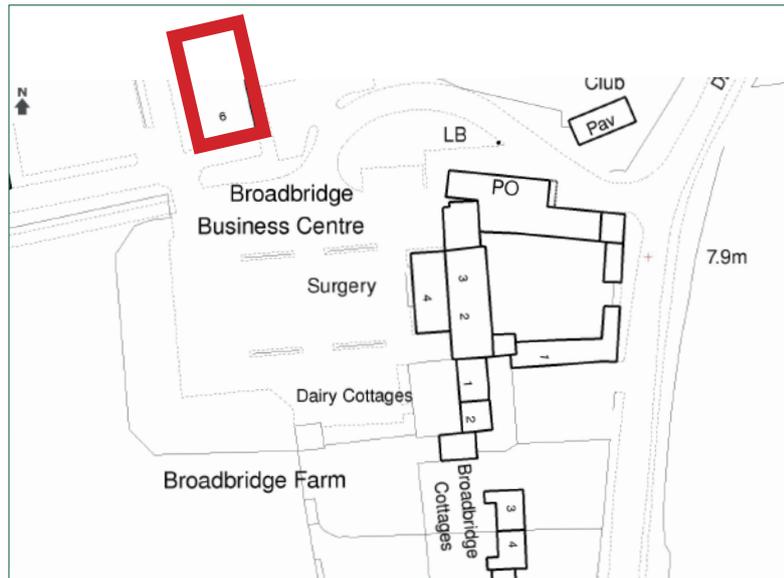
UBR Payable per annum (2016/17) : £9,816

We advise interested parties to make their own enquiries to the local authority to verify the level of business rates payable in view of possible transitional arrangements and small business relief.

Legal Fees

Each party to bear their own legal costs incurred.





Viewings and Further Information

Please contact the sole agents Flude Commercial:

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Telephone: **01243 819000**



Flude Commercial 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 Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.