

**NEW TO MARKET**



## **Unit 6**

**26b/28 Terminus Road (off Leigh Road), Chichester, PO19 8ZZ**

### **Substantial Industrial/Warehouse with Mezzanine Floor**

**7,650 to 11,400 sq ft**  
(710.71 to 1,059.09 sq m)

- City Centre Location on Main Estate
- 4m Eaves/6.6m Max Height
- Electric Loading Door 4.3mW x 2.7mH
- Newly Fitted Kitchen/Staff Area
- New Lease Available

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Description

A single storey warehouse/industrial premises in central Chichester.

The unit forms part of a courtyard development of units to the rear of Terminus Road (accessed via Leigh Road).

Of steel frame construction with brick infill under a pitched roof with rooflights. The warehouse floor is level & painted.

The property has parking for 5 vehicles & forecourt loading.

The unit has a large mezzanine floor offering additional storage ( useable height under mezz approx 2.4m)

PLEASE NOTE: This can remain or be removed (in full or in part) subject to negotiation.

A recently fitted kitchen/staff area & WC block is present.

Location

Located on the south side of Terminus Road Industrial Estate south of Chichester city centre.

The road offers easy access to the main A27 Chichester by-pass (from either end of Terminus Road) Nearby occupiers include Harwoods Jaguar, Hendy Ford & Howdens Joinery.

Access to the unit is VIA LEIGH ROAD off Terminus Road.

SAT NAV: PO19 8ZZ.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Warehouse/Industrial	7,650	710.71
Mezzanine - Storage	3,750	348.39
Total	11,400	1,059.10

Viewings

By prior appointment with agents Brierley & Coe. Pease call 01903 372000

Terms

A new FRI lease for a term to be negotiated. Details on application.

Rent details on application. Please call 01903 372000

Legal Costs

Each party to pay their own costs incurred.



Summary

Available Size	7,650 to 11,400 sq ft
Business Rates	Upon Enquiry
EPC Rating	C (62)

Viewing & Further Information

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