



**TO LET**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

**INDUSTRIAL AND WAREHOUSE – 2,545 SQ FT (236.43 SQ M)**  
Unit 2, Timberlaine Trading Estate, Gravel Lane, Chichester, West Sussex, PO19 8PP

**SHW**

## Rent | £27,800 PAX Plus VAT

### DESCRIPTION

Industrial Warehouse Unit with Parking at Front.

### LOCATION

The unit is situated within Quarry Lane on the established Quarry Lane Industrial Estate, which is approximately 1 mile to the south east of Chichester city centre.

Quarry Lane is located immediately to the north of the main A27 with access from the main A27 via the Bognor Road roundabout with the entrance to Quarry Lane being approximately 20 mts from the A27 via the A259 (Bognor Road roundabout). Neighbouring occupiers are Williams & Co Trade Supplies & MG Duff International.

### ACCOMMODATION (GIA)

The premises form part of a terrace of industrial/warehouse units. The unit is of portal frame construction with part brick and block and cladded elevations under a pitched roof. Internally, the unit is laid out to provide a warehouse with office and separate Ladies and Gents WC facilities. Access for loading is via a full height up and over loading door. There is also separate pedestrian access into the office. Access for car parking and loading is provided at the front of the units.

	SQ FT	SQ M
Production/Warehouse	2,275	211.34
Office	270	25.05
<b>TOTAL</b>	<b>2,545</b>	<b>236.43</b>

### RENT

£27,800 PAX

### RATES

We have been advised by the Valuation Office that the rates are being re-assessed.

### TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

### VAT

VAT will be chargeable on the terms quoted.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### AMENITIES

- Parking at front of the unit
- Separate office
- Eaves height 4.67 m
- Up & Over loading door
- Separate Ladies & Gents WCs

### EPC

The property has an EPC rating of C.

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

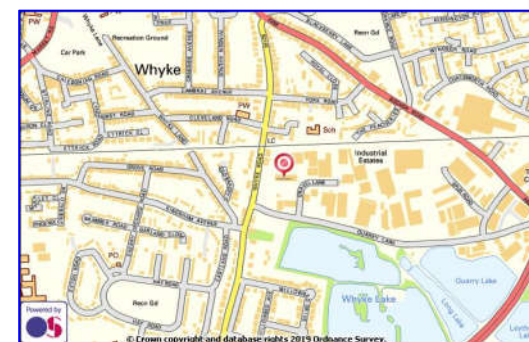
E 101-125

F 126-150

G Over 150

Less energy efficient

71 This is how energy efficient the building is.



### VIEWINGS – 01903 229200

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### SOCIAL

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