

972 SQ FT (90.3 SQ M)

HIGH QUALITY NEWLY BUILT, BUSINESS UNIT TO LET

HIGH GRADED A EPC RATING

41.7% SMALL BUSINESS RATES RELIEF AVAILABLE



IMMEDIATE ACCESS TO THE A27 & WIDER ROAD NETWORK

**UNIT 17 STANLEY COURT
TERMINUS ROAD, CHICHESTER
WEST SUSSEX
PO19 8TW**

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Stanley Court is a newly developed business park comprising of 16 units within a landscaped setting within a prime business district in Chichester, West Sussex. Terminus Road with its immediate access to the A27 dual carriageway provides fast travelling times to Worthing, Brighton, Portsmouth, and Southampton.

ACCOMMODATION (GROSS INTERNAL AREAS)

Ground Floor	649 sq ft (60.3 sq m)
Mezzanine	323 sq ft (30.0 sq m)
Total	972 sq ft (90.3 sq m)

UNIT FEATURES

- 6m internal eaves height
- Connected to 3 phase power
- Power floated screeded floor
- 15 kN/m² floor loading capacity
- Trapezoidal roof cladding
- Natural roof lighting
- Insulated loading door
- LED lighting

RENT

£13,500 + VAT per annum exclusive, payable monthly in-advance by bank Standing Order.

TERMS

The unit is available for rent on a simple tenancy agreement for a term to be agreed. The agreement is written for easy reading and quick occupation. A deposit equivalent to 3 months will be required. The tenancy agreement will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II). There is a charge of £250.00 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

ESTATE SERVICE CHARGE (APPROX)

£152.51 + VAT per quarter.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £13,750. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £5,940. There is 41.7% Small Business Rates Relief available on the current assessment. Interested parties are advised to Chichester District Council, Council Tax and Benefits Department or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

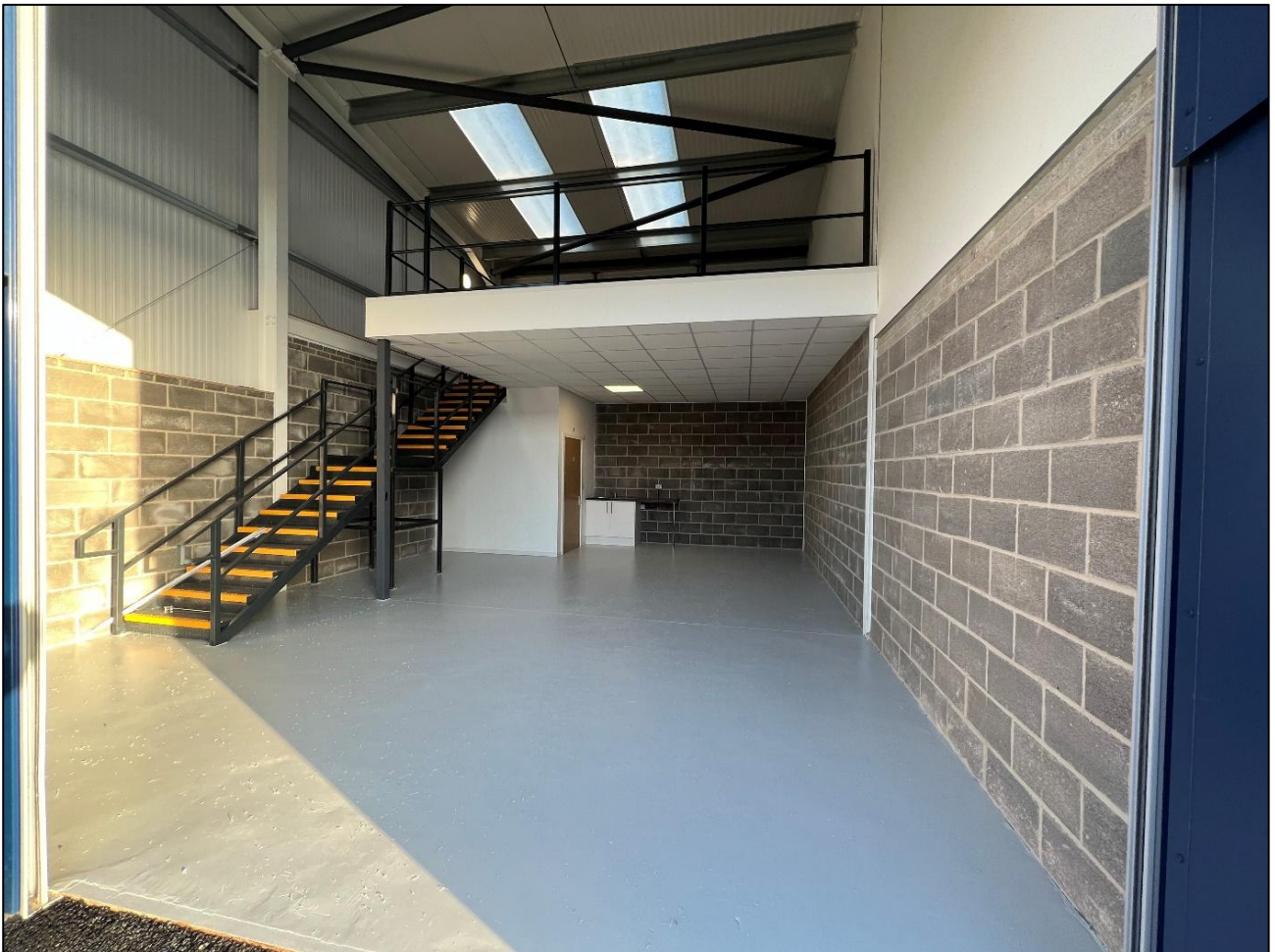
The property has been assessed and graded a Band A (16) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Sole Letting Agents
Henry Adams Commercial www.henryadams.co.uk/commercial

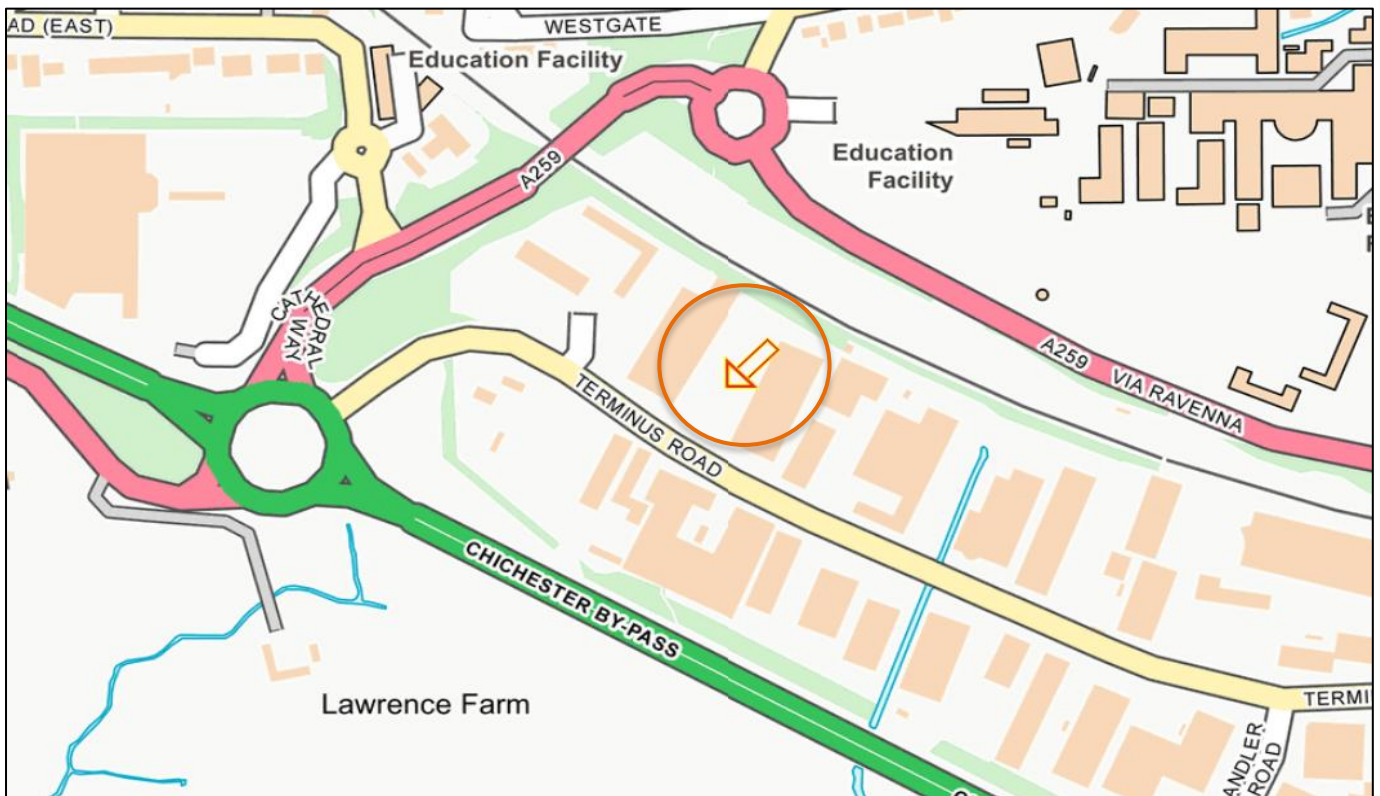
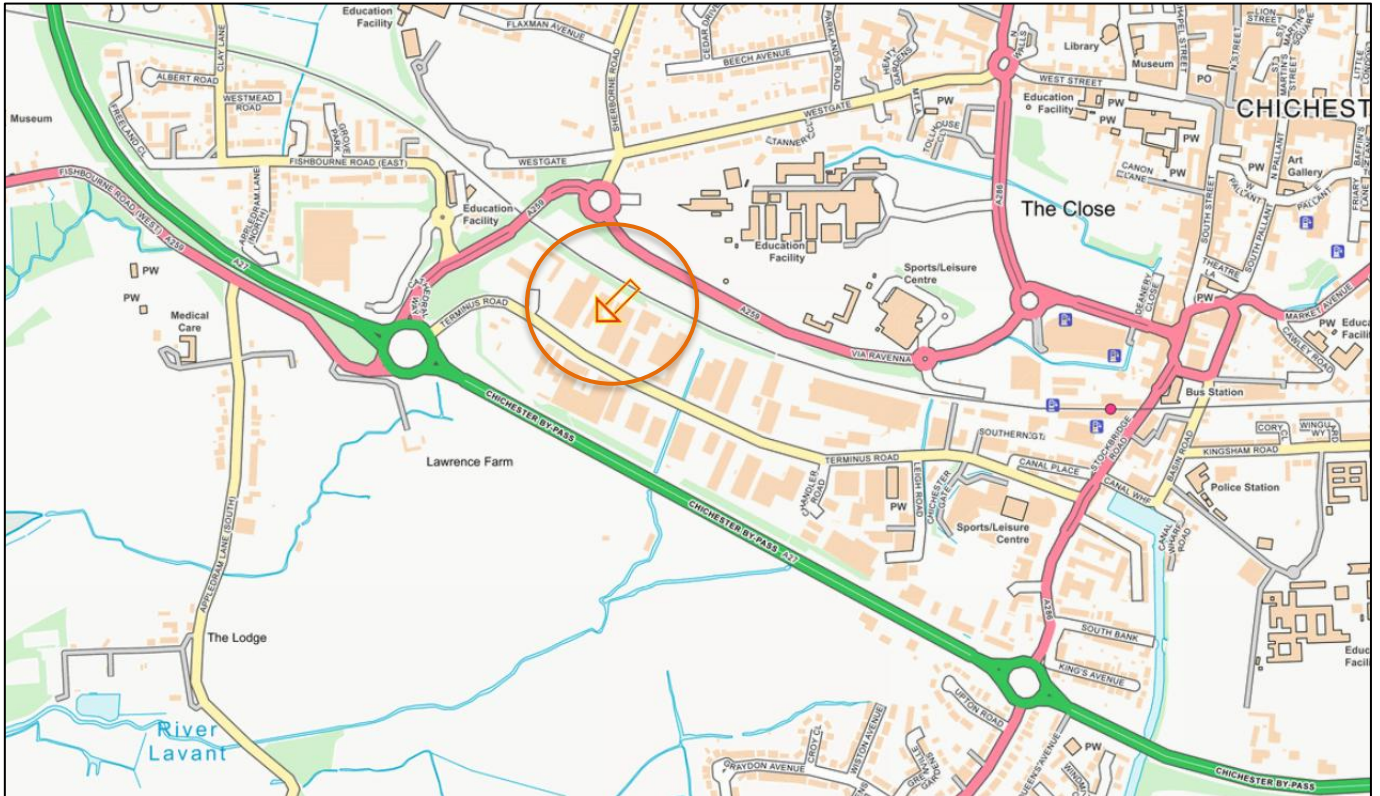
CONTACT

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LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.