

**TO LET**

**AGRICULTURAL BARN**  
**675.49 m<sup>2</sup> (7,271ft<sup>2</sup>)**

**01903 236599**

**01243 981120**

[www.marshallclark.co.uk](http://www.marshallclark.co.uk)



**FORMER GRAIN BARN, PARK FARM, SELSEY, WEST SUSSEX**

 what3words  costumed.quietly.lately



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CHARTERED SURVEYORS AND  
COMMERCIAL PROPERTY CONSULTANTS

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# GUIDE RENT £45,000 PAX

**LOCATION:** The Barn is located on Park Farm, situated off Chichester Road. Selsey is a sea side town in West Sussex approximately 8 miles to the south of Chichester. There are a range of occupiers in proximately including Natures Ways Foods, Asda, and Costa.

**DESCRIPTION:** The premises forms part of Park Farm and is an agricultural storage facility that has been extensively fitted out for vertical farming, with the inclusion of an insulated facility within the barn.

The barn is constructed of a metal portal frame, with profile metal claddings beneath a pitched roof. There is a roller shutter door to the front elevation (this has restricted access due to internal configuration) with a personal front door. Toilet facilities are provided by way of a porta toilet.

NB—The property currently has agricultural use but may lend itself to others uses, subject to usual consents.

**The premises has approximate gross internal floor area of:**

<b>Grain Barn (excluding internal insulated box)</b>	675.49 m <sup>2</sup>	7,271 ft <sup>2</sup>
<b>Internal Insulated Box</b>	525.00 m <sup>2</sup>	5,651 ft <sup>2</sup>

**TENURE:** A new full repairing and insuring lease with terms to be negotiated.

**VAT:** We understand that VAT is payable.

**RATES:** The property does not have a Rateable Value as it is an agricultural barn.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

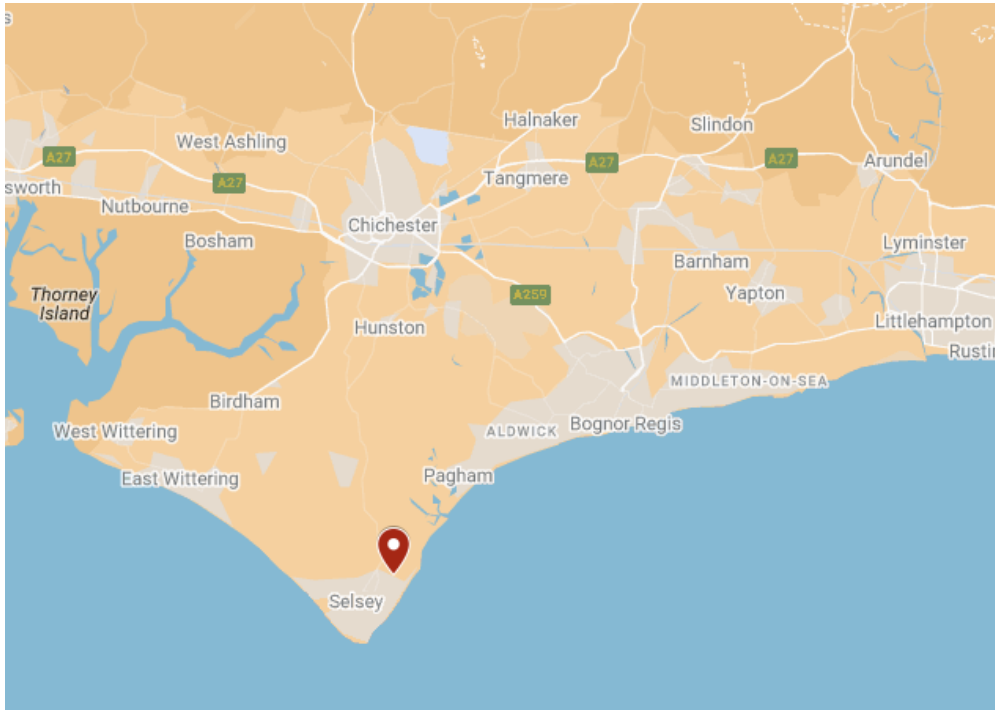
**AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.


**EPC:** Agricultural Barn



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 Marshall Clark LLP



**FOR MORE INFORMATION OR  
A VIEWING PLEASE  
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