



TO LET

Unit 9, Chichester Business Park
Coronation Way, Chichester, PO20 2NY



Key Features

- Electric Level Access Loading Door
- Minimum eaves of 6.48m rising to 8.14m
- Three Phase Power Supply
- Planning consent for 50% mezzanine
- Rooflights installed on each unit with the rest of the roof areas benefitting from a solar PV system providing green electricity to the development
- Situated 250m from the A27
- Nearby occupiers include JCC Lighting, Leki Aviation, Carte Blanche Greetings & JRP Distribution
- EPC - A
- Available by way of a Sub Lease or Assignment





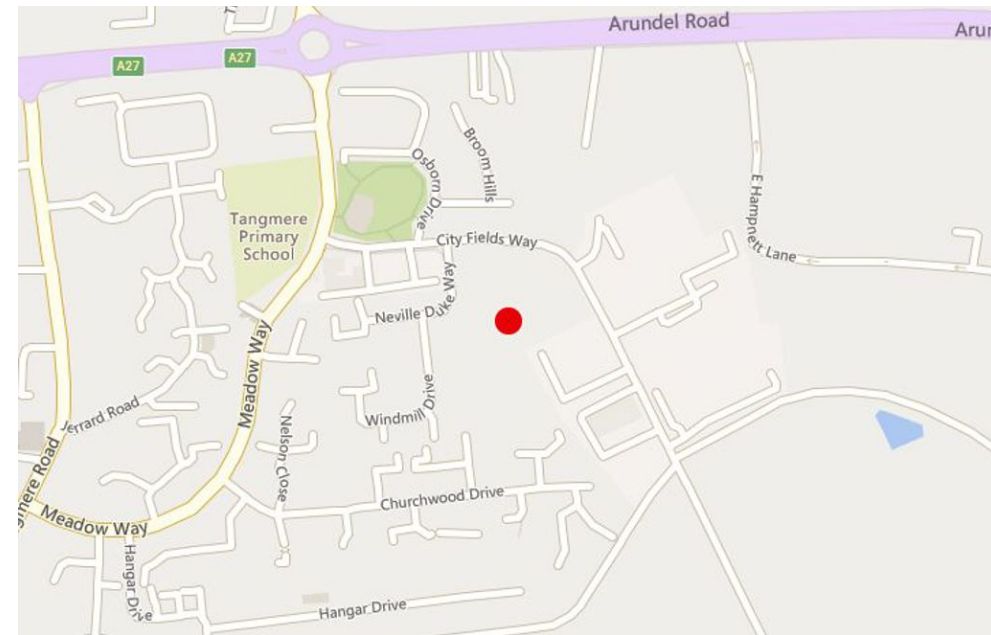
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Location & Situation

Unit 9 comprises an end of terrace unit, within Phase 1 of this new development which completed in early 2024.

The historic Cathedral City and County Town of West Sussex is situated on the A27 South Coast arterial road, midway between Southampton and Brighton and just 65 miles south west of London. Several national and international companies have established themselves in the Chichester district to benefit from the employment profile and lifestyle attractions of the City and surrounding area. Chichester is the home of Rolls Royce whose 600,000 sq ft worldwide headquarters and production facility is located at Goodwood.

Chichester Business Park is strategically located four miles east of Chichester with immediate access to the A27/M27 arterial South Coast route.





Description & Accommodation

New B1c/B8 warehouse with minimum eaves of 6.48m rising to 8.14m

The first phase of the development comprises 9 industrial / warehouse units of steel portal frame construction with metal and timber clad elevations beneath a pitched roof.

Unit 9 benefits from clear minimum eaves heights of 6.48m, rising to 8.14m, electric level access loading doors, concrete slab flooring, CCTV, alarm system, trade counter and office, kitchenette & W/C. Rooflights are installed on each unit with a solar PV system on the roofs providing green electricity to the development.

Externally, the unit has 5 dedicated parking spaces with further car parking provision available by way of separate negotiations. Each unit has one double EV charger with a further 8 communal EV charging points on the estate.

Area	Sq Ft	Sq M
Ground Floor Warehouse	3,145	292.17
Total	3,145	292.17





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Rateable Value

Rateable Value: £34,000

Occupiers will pay approximately 43% of this amount, per annum.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability: <https://www.gov.uk/find-business-rates>.

EPC

The units have all been built to high energy efficiency standards and benefit from EPC ratings of A.

Planning

B1c / B8.

No motor trade / vehicle servicing uses permitted.

No leisure uses permitted





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Terms

The unit is available by way of assignment or sub-lease of an existing lease, for a term expiring 15th September 2029, subject to a tenant only break option on 16th September 2027, subject to 6 months prior notice.

Alternatively, a new lease from the landlord may also be available, subject to terms.

Rent: £39,312.50 per annum exclusive.

The service charge for the current year is approx £2,265 per annum.

The building insurance for the current year is £1,295 per annum.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

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27 May 2026

