THE WOODHORN GROUP



**RURAL LOCATION**
Peaceful setting with good road access

**SPACIOUS UNITS**
Ready for occupation this December

**PARKING ON SITE**
Ample parking including overflow carpark

- Easy access to A27 south coast trunk road
- Rural location
- WC Facilities
- On-site parking
- Roller Shutter Door
- Refurbished throughout



## LOCATION

The Units are located in an attractive rural area close to the village of Oving, providing the flexibility of an out of town location but with amenities close by.

The A27 south coast road and the A259 Bognor Road lie in close proximity providing easy access to Chichester city centre, located approximately 2 miles to the west.

## ACCOMMODATION

The properties comprise of front entrance , light industrial/ warehouse unit of concrete frame construction with a pitched sheet roof.

The unit is being refurbished throughout and has the benefit of screed concrete flooring, electric roller shutter loading door, 3 Phase power, LED roof hung lighting, W/C and kitchenette.

Externally the units have rights to park with two parking spaces out the front, along with an overflow car park adjacent to the unit.

The accommodation comes with a Use Class of E (Commerical, Business and Service.) The former use was Class B1 which changed into Class E in September 2020.

## EPC

The EPC rating is to be confirmed.

## TERMS

The property is available to let on a new full repairing and insuring lease for a term of 7 years at a commencing rent of £8.00 per sqft, per annum with annual RPI increases.

Tenant to arrange own internet & broadband.

Exclusive of rates, building insurance, service charge, heating, lighting etc

A service charge will be payable and is currently to be confirmed.

## BUSINESS RATES

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional.

Small business rate relief may be available.

## VAT

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

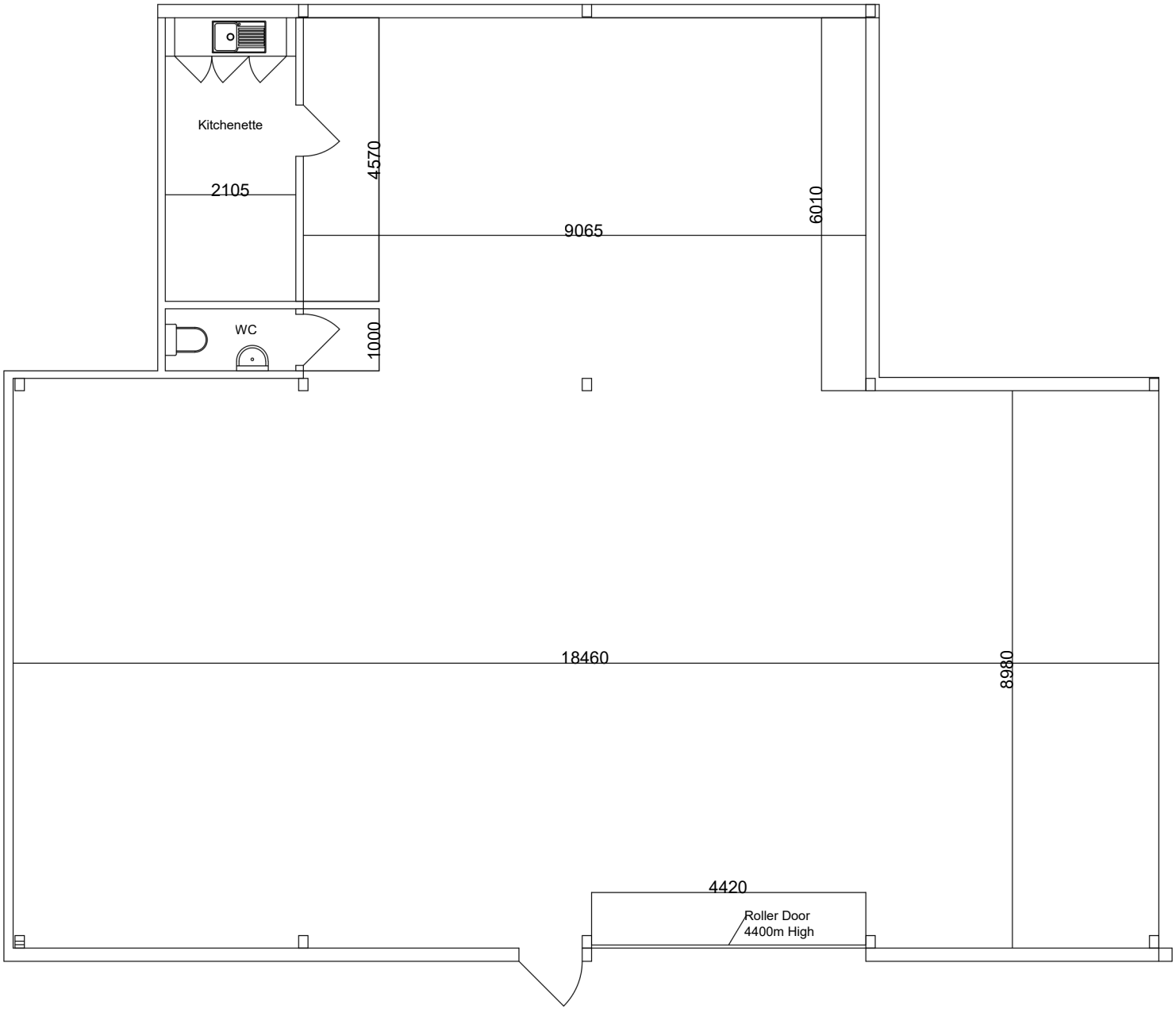
## LEGAL FEES

Each party to bear their own legal costs incurred.

# FLOOR PLAN - UNIT 11A

Workshop - 204.34 sqm
WC/ Kitchen - 11.72 sqm

**Total:** 216.06 sqm
2325.6 sqft



# FLOOR PLAN - UNIT 11B

Workshop - 220.23 sqm
WC/ Kitchen - 11.72 sqm

**Total:** 231.95 sqm
2496.67 sqft

