

# MARSHALL CLARK

C H A R T E R E D   S U R V E Y O R S

12 Sompting Road, Worthing, West Sussex BN14 9EP  
Telephone: 01903 236599 Facsimile: 01903 208973  
Email: worth@marshallclark.co.uk

**TO LET**

**TWO GROUND FLOOR BUSINESS UNITS**  
**Each 143.55 sq m (1545 sq ft) approx.**  
**AVAILABLE AS A WHOLE OR SEPARATELY**



**UNITS 2 & 3**  
**POLTHOOKS FARM INDUSTRIAL PARK,**  
**CLAY LANE, FISHBOURNE,**  
**CHICHESTER PO18 8AH**

Marshall Clark for itself and for the vendors or lessors of the property give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract. Neither Marshall Clark nor anyone in its employment has any authority to make or give representation or warranty in relation to the property.

## **LOCATION:**

Polthooks Farm Industrial Park is located just outside Fishbourne with easy access to both the A259 Portsmouth Road and the main A27. Although situated in a rural area, Chichester City Centre with all the amenities of the County Town of West Sussex is close by.

With views over open countryside, this property is located at the rear of the farm site and benefits from a useful large yard area. There is ample car parking at the site for tenants and visitors, and neighbouring occupiers include a catering business, a stone supplier, skip hire company, etc.

## **DESCRIPTION:**

The property comprises the ground floor of Units 2 & 3. There is space for a separate office and the main workspace has a solid floor, high-level barred windows to the front elevation and a cold water supply.

## **DIMENSIONS:**

The approximate dimensions/net internal floor areas are as follows:

Overall Internal Width:	31.90 m
Overall Internal Depth:	9.00 m
Ceiling Height:	2.50 m

**TOTAL FLOOR AREA: 287.10 sq m (3090 sq ft)**

**WHICH WILL BE SPLIT INTO TWO SEPARATE UNITS BY THE LANDLORD OF EACH**

**143.55 sq m (1545 sq ft)**

## **EXTERNALLY:**

The units are approached via a side road to the rear of the site

## **LEASE TERMS:**

The units are available to let on a new lease on flexible terms to be agreed.

## **RENT:**

**Unit 2:** £5,000 per annum + VAT exclusive.

**Unit 3:** £5,000 per annum + VAT exclusive.

**TOTAL:** £10,000 per annum + VAT exclusive.

## **VAT:**

VAT is applicable to the rent and service charge for this property.

## **BUSINESS RATES:**

Our clients currently use the premises for agricultural storage so the Rateable Value has been deleted from the Rating List.

Previously, the Rateable Value was £17,750 leading to a rates payable (estimated for rateable occupation) for the financial year commencing 01 April 2009 at £8,608.75.

## **SERVICE CHARGE:**

An annual service charge is levied in respect of all units to cover site maintenance, landscaping, etc.

## **LEGAL COSTS:**

The incoming tenant to be responsible for the landlord's reasonable legal costs in the preparation of the new lease.

## **VIEWING:**

Strictly by appointment with the agents:

Marshall Clark  
12 Sompting Road  
Worthing  
BN14 9EP

01903 236599

Contact:

Jane Ashworth

[j-ashworth@marshallclark.co.uk](mailto:j-ashworth@marshallclark.co.uk)

or

Stuart Clark

[s-clark@marshallclark.co.uk](mailto:s-clark@marshallclark.co.uk)