

**TO LET**

**STORAGE/WORKSHOP**  
**12.26 m<sup>2</sup> ( 132 ft<sup>2</sup>)**

**01903 236599**  
**[www.marshallclark.co.uk](http://www.marshallclark.co.uk)**



**UNIT 7**

**UNIT 8**

**UNIT 8 FISHBOURNE INDUSTRIAL ESTATE, CLAY LANE, FISHBOURNE,  
CHICHESTER, WEST SUSSEX, PO18 8AH**



**MARSHALLCLARK**

CHARTERED SURVEYORS AND  
COMMERCIAL PROPERTY CONSULTANTS



# GUIDE RENT £2,250 PAX

## LOCATION:

Fishbourne Industrial Estate 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.

## DESCRIPTION:

The site is situated in open countryside and the units form part of a large farm site and offer varying sizes and styles of units to suit a variety a of uses to include start up businesses. The site has good parking and access for vehicles.

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

<b>Ground Floor</b>	132 ft <sup>2</sup>	12.26 m <sup>2</sup>
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## LEASE:

A new effective full repairing and insuring lease is available with terms to be negotiated.

**SERVICE CHARGE:** Each unit to be liable for service charge which contributes towards the external maintenance and security of the development. Further details can be available on request.

## VAT:

VAT is payable

## RATES:

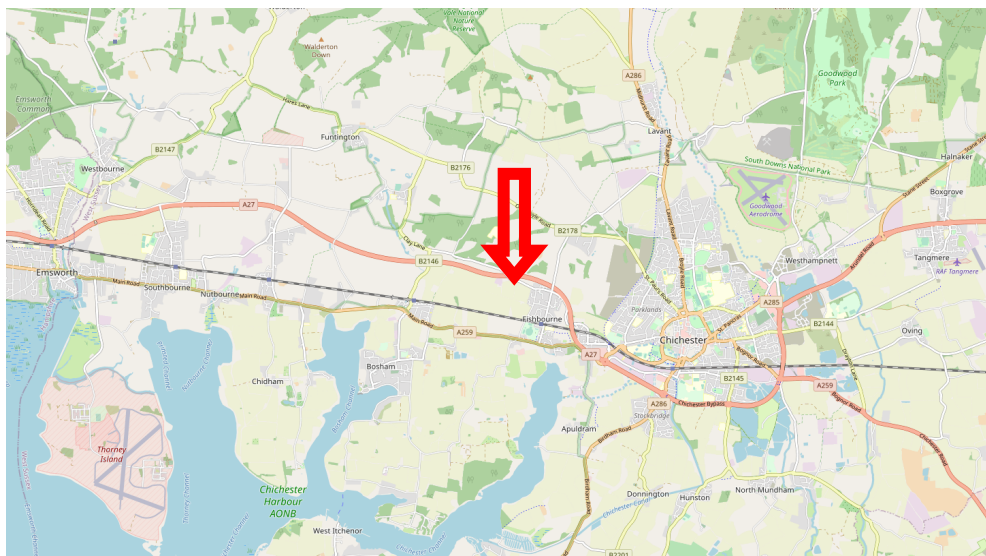
Rateable Value £1,600 (VOA 2023 list)

## LEGAL COSTS:

Each Party to be responsible for their own legal costs. An administration fee of £250 plus VAT will be applicable in advance payable by the ingoing tenant to cover the costs of issuing/processing any lease agreement documents

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**FOR MORE INFORMATION OR  
A VIEWING PLEASE  
CONTACT;**



**Ben Clark**

**T: 01903 236599**

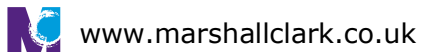
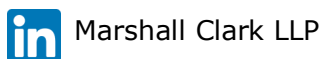
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**January 2025**

