

TO LET

LIGHT INDUSTRIAL UNIT
116.16 m² (1,250 ft²)

01903 236599
www.marshallclark.co.uk



UNIT 9 QUARRY LANE, CHICHESTER, WEST SUSSEX, PO19 8QA



what3words

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MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT £15,250 PAX

LOCATION:

The property is located on the northern side of Quarry Lane within the established Quarry Lane Industrial Estate. The property is situated within a terrace of similar industrial units with there being convenient access to the A27. Chichester City Centre is located approximately 1.25 km to the north west. There are a variety of other occupiers including Wiltshire Farm Foods, MG Duff International, Contract Candles, and Covers.

DESCRIPTION:

The property comprises a mid-terrace industrial unit with access being via either a roller shutter door and a personal door to the front elevation.

Internally the unit is arranged as broadly rectangular with a main warehouse section and to the south east corner the toilet facilities.

The eaves height is approximately 3.30 metres.

We understand the property has 3 phase electricity.

There is allocated car parking to the front of the development.

The property would lend itself to a variety of uses subject to relevant planning permission.

The premises has approximate gross internal floor area of:

Unit 9	116.16 m²	1,250 ft²
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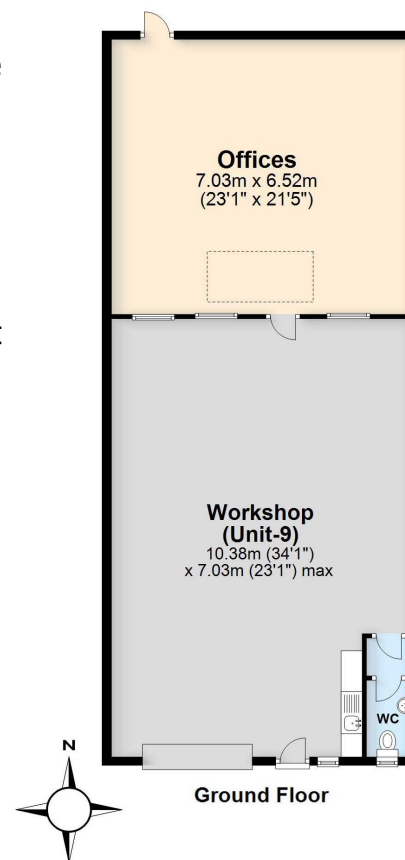
TENURE:

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

SERVICE CHARGE:

The tenant would be responsible for a proportion of the service charge for the development.

Floor Plan



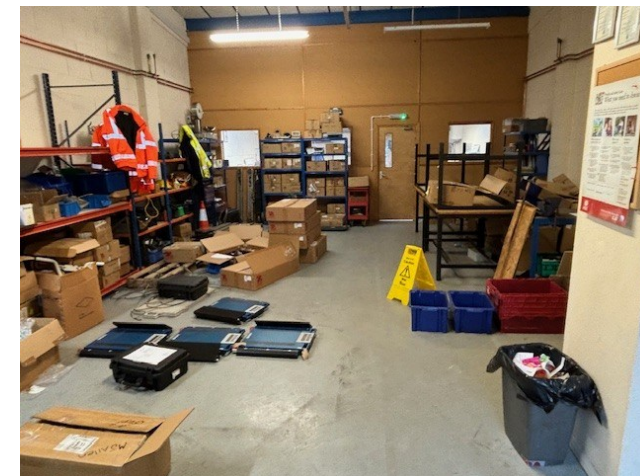
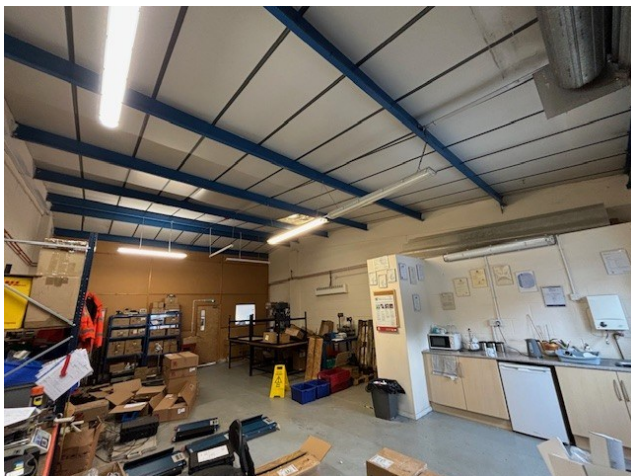
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- VAT:** We understand that VAT is not payable.
- RATES:** We understand the property has a Rateable Value of £13,750 (VOA 2023 list)
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** E—111

Quarry Lane

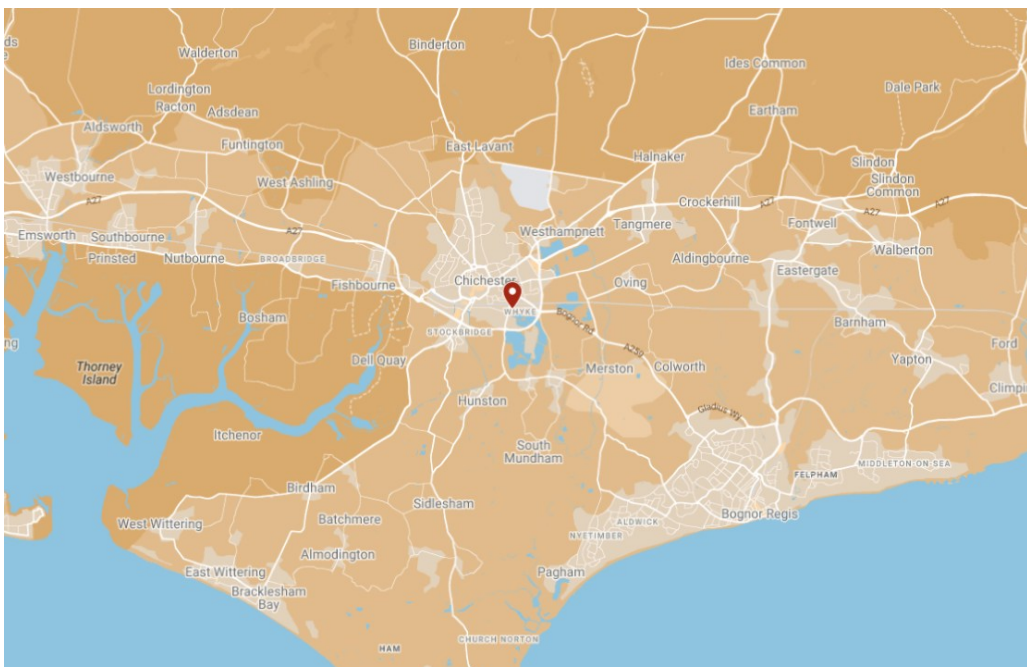


Unit 9



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GUIDE RENT £15,250 PAX



Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
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