

# TO LET

***LIGHT INDUSTRIAL UNIT***  
**116.16 m<sup>2</sup> (1,250 ft<sup>2</sup>)**

**01903 236599**

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

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**M**  
**MARSHALLCLARK**  
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# 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.

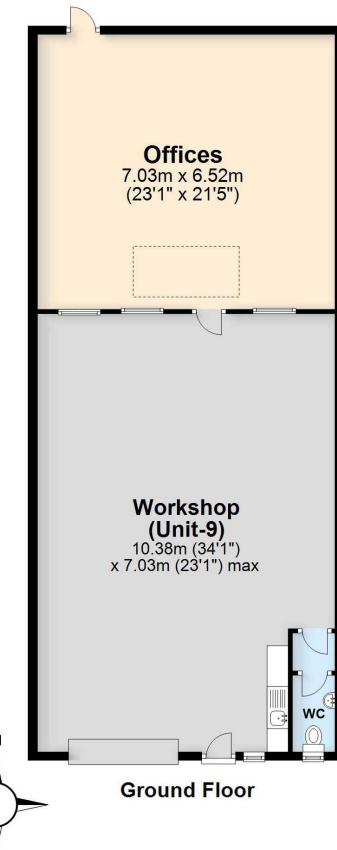
Internally the unit is arranged as broadly rectangular with a main warehouse section and to the south east corner the toilet facilities.

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.

[Floor Plan](#)

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

**Unit 9**      116.16 m<sup>2</sup>      1,250 ft<sup>2</sup>

**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.

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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

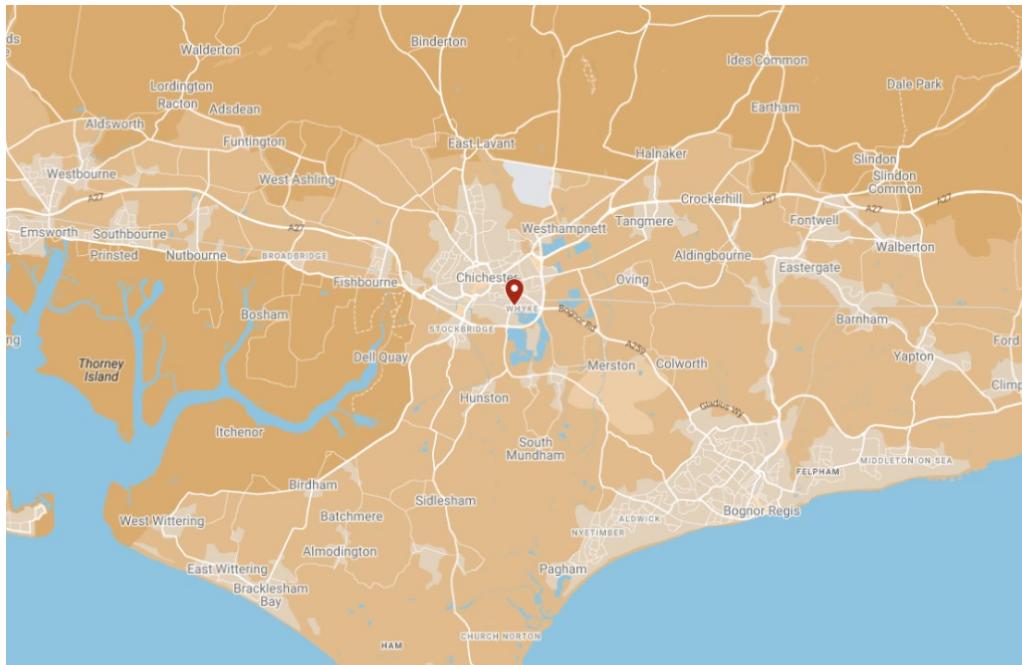
Quarry Lane



Unit 9



# GUIDE RENT £15,250 PAX



Marshall Clark LLP



FOR MORE INFORMATION OR  
A VIEWING PLEASE  
CONTACT;



**Ben Clark**  
**T: 01903 236599**  
**E: ben@marshallclark.co.uk**



**Dominic Clark**  
**T: 01903 236599**  
**E: dc@marshallclark.co.uk**

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