

TO LET

INDUSTRIAL UNIT TO LET

334.40 m² (3,600 ft²)



**UNIT 1A, KEYNOR FARM, CHALK LANE,
SIDLESHAM, CHICHESTER, PO20 7LL**



what3words

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GUIDE RENT £27,000 PAX

LOCATION: Sidlesham is a small village 4 miles to the South of Chichester on the main B2145 road to Selsey. The property is situated approximately 200 yards to the south of the junction of Chalk Lane with Keynor Lane. The junction with the A27 south coast trunk road is 4.7 miles to the north.

DESCRIPTION: This large 4 bay former horticultural pack house building has been re-clad and subdivided into a number of smaller warehouse buildings. Other occupiers include Temed, Steelwork Southern and Chichester Gymnastics Academy.

Unit 1A is on the left front corner as one enters the site. It has a clear span open area served by a roller shutter loading door and separate personnel door. Internally it is a regular shaped workspace with 2 toilets fitted in one corner and small temporary office area.

AMENITIES: Attractive rural location
2 x wc's
Roller shutter loading door [3.6m W x 4.3m H]
Eaves height 4m with high apex
Potential for Mezzanine storage decks
3 phase electricity

TENURE: The premises are available on a new full repairing and insuring lease for a term to be agreed.

Unit	m ²	ft ²	Rent per annum
Unit 1A	334.40	3,600	£27,000

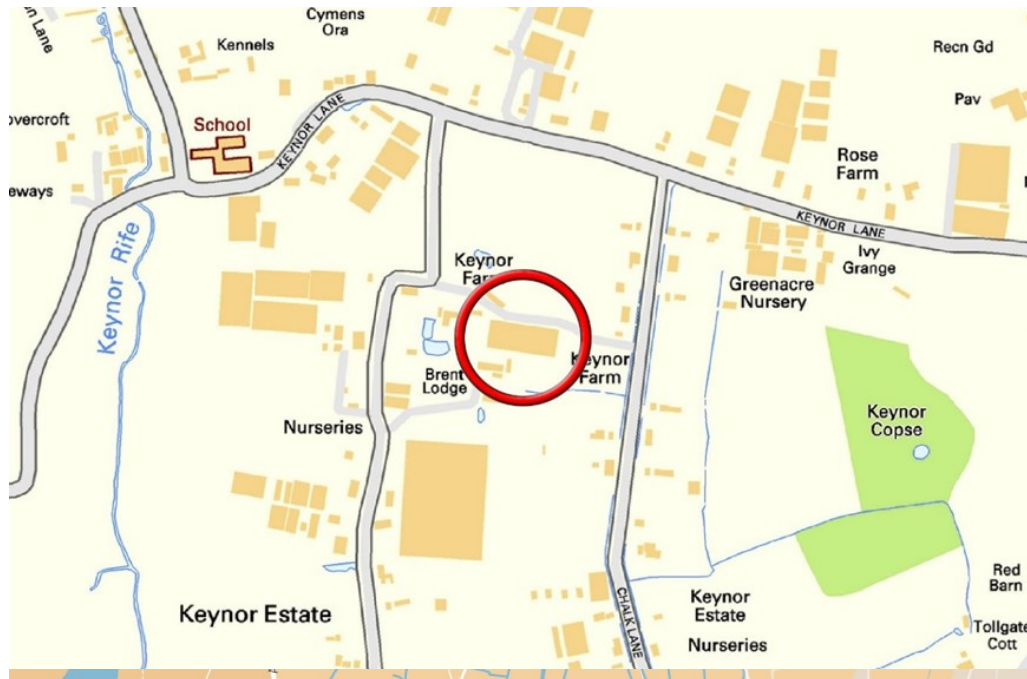
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VAT:	We understand that VAT is payable.
RATES:	RV—£21,000
LEGAL COSTS:	Each party to be responsible for their own legal costs, unless otherwise negotiated
AML:	In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
EPC:	C—68

Photos



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Marshall Clark LLP



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



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