

TO LET

RURAL WAREHOUSING/STORAGE WITH OFFICES
395 m² (4,252 ft²)



THE GRAIN STORE, CHILGROVE FARM, CHILGROVE, CHICHESTER, PO18 9HU



what3words

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MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

Working in association with

M Medhursts
COMMERCIAL SURVEYORS

GUIDE RENT £27,500 PAX

LOCATION:

Chilgrove is situated approximately 6.5 miles to the north of Chichester and 9 miles to the south of Petersfield. Sitting directly off the B2141, it is easily accessible for clients and visitors. The A3 and Petersfield railway station are approximately 20mins drive time. There is a good rail service from Petersfield to London Waterloo of approximately 1 hour 5 minutes. Heathrow is 58 miles (1 hr 32 mins) away as is Gatwick 59 miles (1 hr 32mins). Chilgrove Business Centre occupies an attractive rural situation. There is a bed and breakfast situated on the farm. In addition, The White Horse restaurant and bar is less than half a mile from the property. There are local amenities in nearby Lavant and Chichester.

DESCRIPTION:

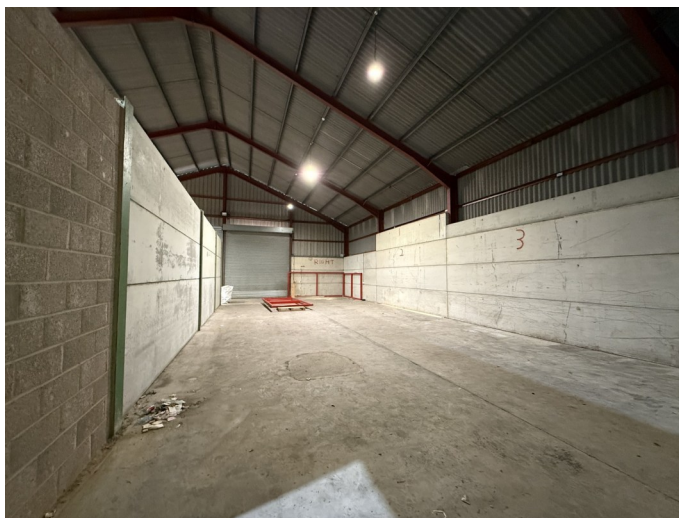
The former grain store building is a clear span warehouse that has a concrete dividing wall down the centre. It provides good dry and secure storage space with excellent eaves height. There are two roller shutter loading door with a side personnel door. Good quality offices, kitchen and wcs have been constructed down one side.

AMENITIES:

- Ample onsite parking
- Good concrete loading apron
- Two roller shutter doors
- Electricity connected
- 1GB superfast broadband available
- Ready for occupation March 2026 or earlier by negotiation

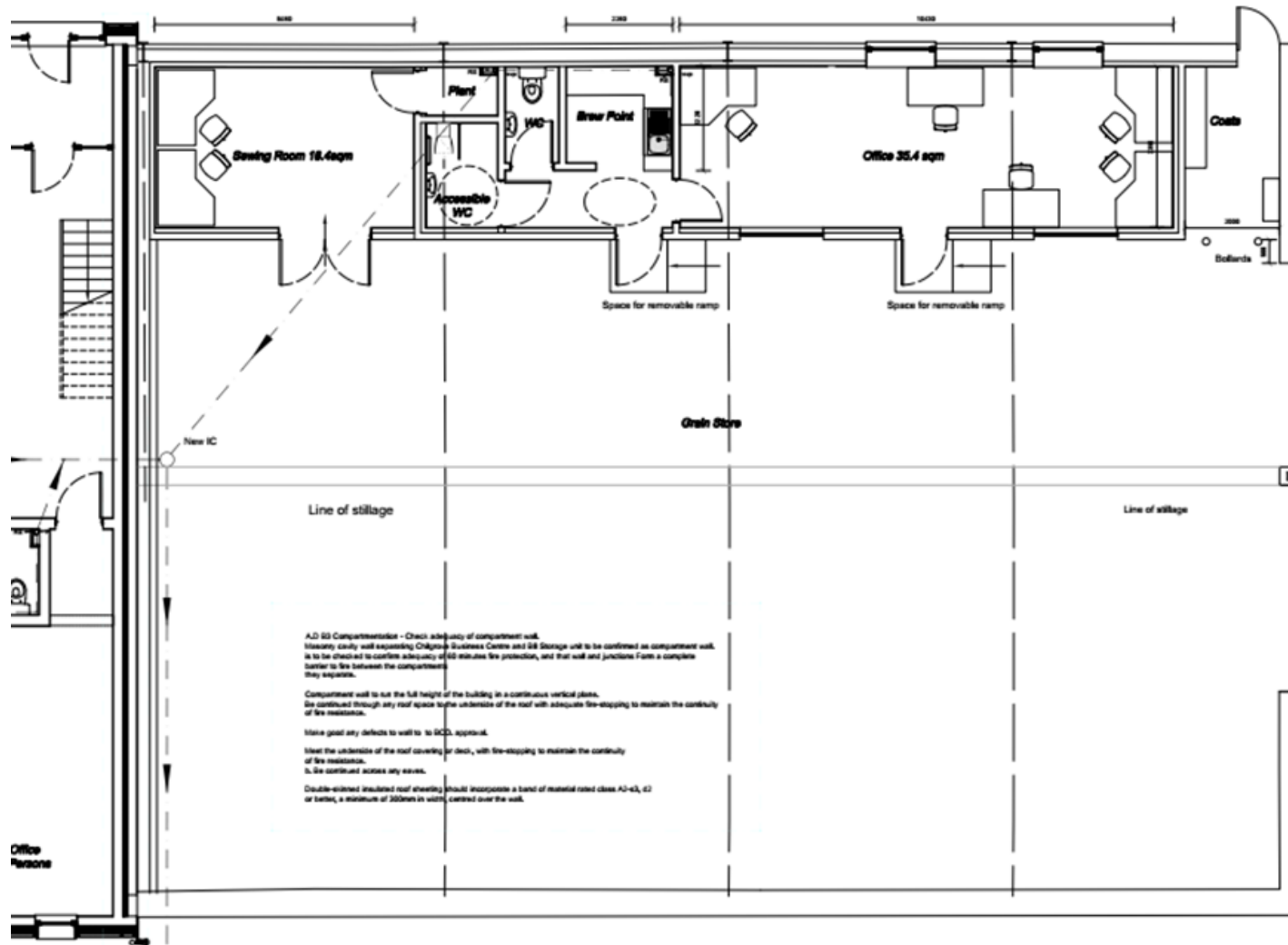
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- TENURE:** The premises are available on a new full repairing and insuring lease for a term to be agreed.
- VAT:** We understand that VAT is payable.
- RATES:** Awaiting Assessment
- LEGAL COSTS:** Each party to be responsible for their own legal 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:** B-42

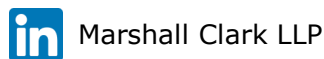
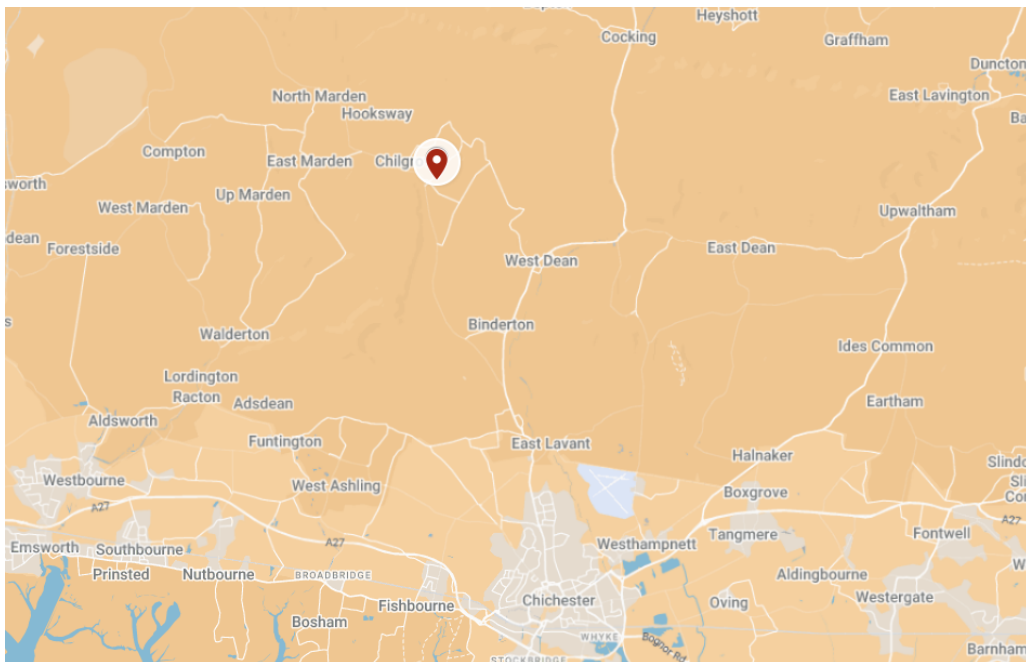


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Floor Plan



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FOR MORE INFORMATION OR A VIEWING PLEASE CONTACT;



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