

TO LET

INDUSTRIAL UNIT TO LET

230.00 m² (2,476 ft²)



**UNIT 3 RAVENNA POINT, TERMINUS ROAD,
CHICHESTER, WEST SUSSEX, PO19 8UH**



what3words

///faded.sugar.melon



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GUIDE RENT £31,000 PAX

- LOCATION:** Ravenna Point is collection of modern industrial / business units on the South side of Terminus Road, which is considered one of the main industrial hubs in Chichester. There is easy access to the A27, with the main railway station nearby.
- DESCRIPTION:** Unit 3 is of a steel portal framed construction, with a roller door to the front, which has approximate dimensions of 4.0m (w) x 5.0m (h). The Unit has a personal front door, 5 allocated car parking spaces, disabled WC facility, with an internal eaves height of 6.29m, increasing to the ridge which provides 7.2m.
- AMENITIES:**
- Attractive industrial location
 - Roller shutter loading door 4.00m (w) x 5.0m (h)
 - Eaves height 6.29m
 - Potential for Mezzanine
 - 3 phase electricity
 - Floor Loads—4.8kN/m² (dead load) / 30kN/m² (Imposed load)
- TENURE:** The premises are available on a new full repairing and insuring lease for a term to be agreed.
- SERVICE CHARGE :** We understand there is a site service charge which is around £851.15 + VAT (ye 25)

Unit	m²	ft²	Rent per annum
Unit 3	230	2,476	£31,000 pax

GUIDE RENT £31,000 PAX

VAT: We understand that VAT is payable.

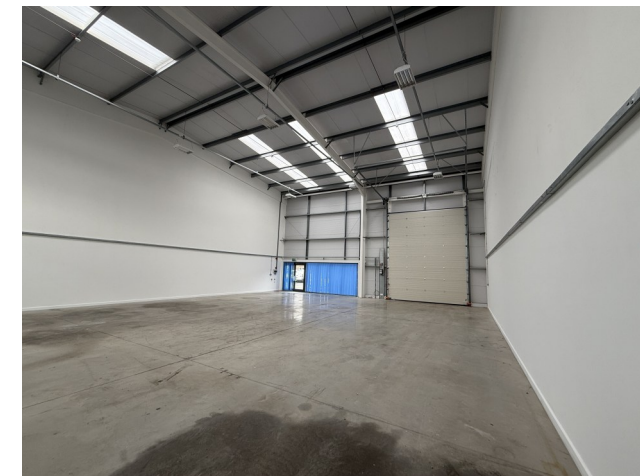
RATES: RV—£17,250

LEGAL COSTS: Each party to be responsible for their own legal costs, unless otherwise negotiated

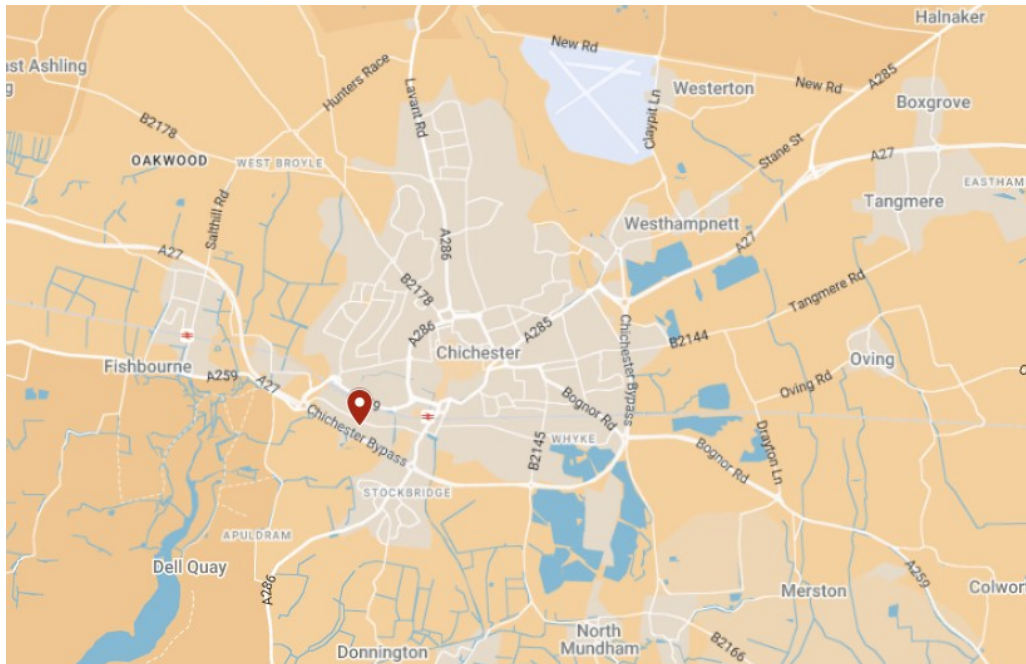
AML: In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.

EPC: B—29

Photos



GUIDE RENT £31,000 PAX



Marshall Clark LLP



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



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