

TO LET

RURAL WAREHOUSE TO LET
1,899 ft² (176.40 m²)



**THE BIG BARN, COBNOR FARM, CHIDHAM,
NR. CHICHESTER, WEST SUSSEX, PO18 8TE**



what3words



hazy.dusts.employ



GUIDE RENT FROM £14,250 PAX

- LOCATION:** Chidham village lies between Emsworth and Chichester and to the south of the A259. The area is within the Chichester Harbour Area of Outstanding Natural Beauty.
- Cobnor Farm is south of the village and is reached via Chidham Lane and then a private farm road that also serves the Cobnor Activity Centre and sailing club.
- The building sits within a cluster of buildings including the owners house and holiday letting cottages. Access for HGV traffic is sensitive.
- DESCRIPTION:** The property comprises part of a concrete portal framed building originally constructed for agricultural use.
- It has a good level concrete floor and galvanised roller shutter loading door. The roof and walls are clad with single skin corrugated cement sheeting that have had spray insulation foam added internally.
- There are no kitchen or toilet facilities but running water is available nearby. There is a 3-phase electricity supply to the building. Outside storage areas and parking may be available by negotiation.
- Motor repairs will not be considered.
- AMENITIES:**
- Secure dry building
 - Flexible lease terms
 - Economical storage/workshop space
 - 3-phase electrical supply
- TENURE:** The premises are available on a new lease for a term to be agreed.

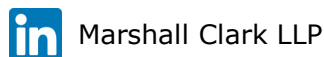
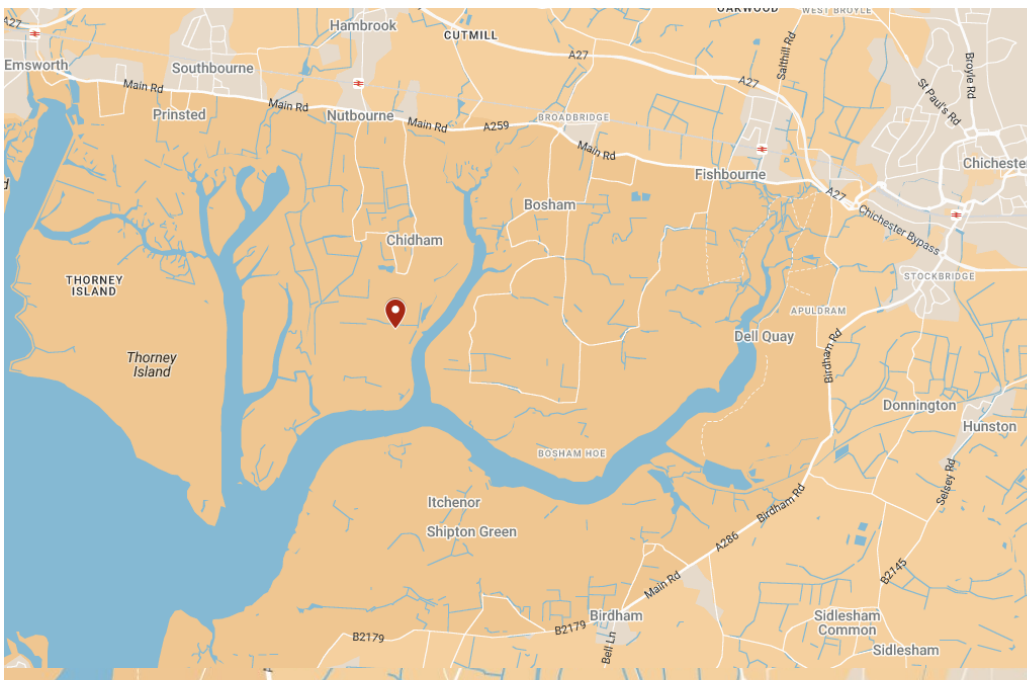
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- VAT:** We understand that VAT is not applicable.
- RATES:** The property is not yet assessed for Business Rates.
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** To be confirmed.

Photos



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FOR MORE INFORMATION OR A VIEWING PLEASE CONTACT;



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