

TO LET

RURAL WAREHOUSE TO LET
3,987 ft² (370.44 m²)



**THE GRAIN STORE, COBNOR FARM, CHIDHAM,
NR. CHICHESTER, WEST SUSSEX, PO18 8TE**



what3words



liberated.mend.rotate



MARSHALLCLARK
CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

Working in association with



Medhursts
COMMERCIAL SURVEYORS



Medhursts
COMMERCIAL SURVEYORS

Working in association with



MARSHALLCLARK
CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT £29,000 PAX

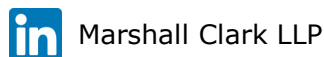
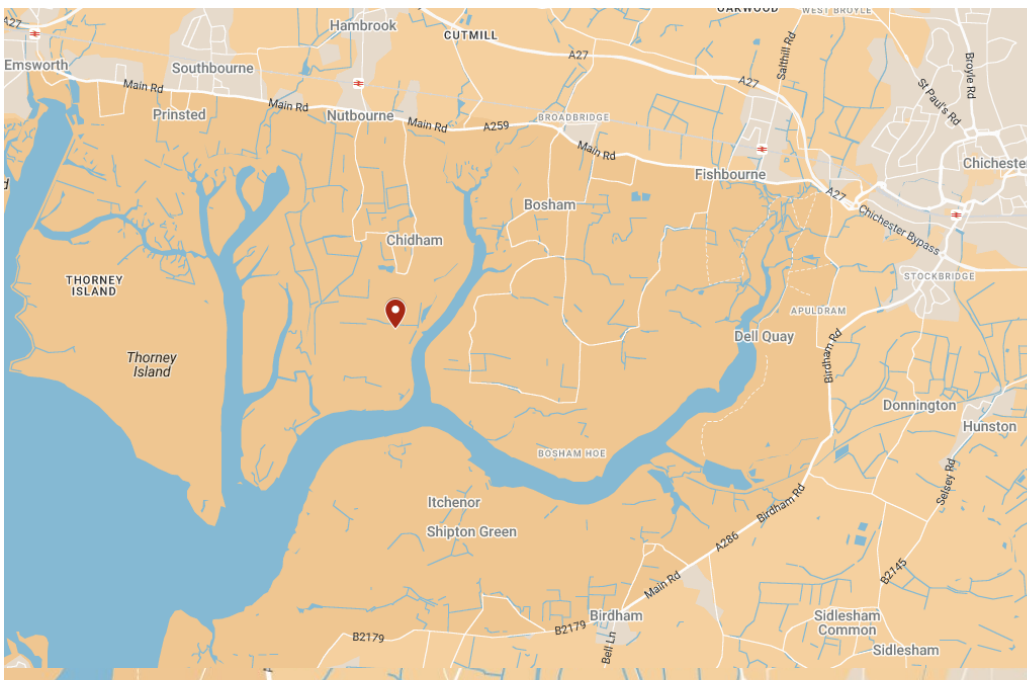
- LOCATION:** Chidham village lies between Emsworth and Chichester and to the south of the A259. The area is within the Chichester Harbour Area of Outstanding Natural Beauty.
- Cobnor Farm is south of the village and is reached via Chidham Lane and then a private farm road that also serves the Cobnor 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 steel 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 sheeting.
- 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.

GUIDE RENT £29,000 PAX

- 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.



GUIDE RENT £29,000 PAX



FOR MORE INFORMATION OR A VIEWING PLEASE CONTACT;



MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

Working in association with



Ben Clark

T: 01243 981120

E: ben@marshallclark.co.uk



Medhursts

COMMERCIAL SURVEYORS

Working in association with



Alex Medhurst

T: 01243 789894

E: alex@medhursts.com

W: www.medhursts.com

Misrepresentation Act 1967: Marshall Clark LLP and their joint agents for themselves and for the lessor(s)/vendor(s) of this property whose agents they are, give a notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in the particulars are to be relied as statements or representation of fact. 3. Any intended lessee/purchaser must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor/vendor do not make or give and neither Marshall Clark LLP nor their joint agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection for Unfair Trading Regulation 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. All measurements and dimensions quoted are done so on an approximate basis and the proposed lessee/purchaser should undertake their own measured survey and not rely on the ones which are stated within these particulars. Subject to Contract Marshall Clark is registered in England and Wales as a Limited Liability Partnership No. OC 305331. Registered Office: 24 Grafton Road, Worthing, West Sussex, BN11 1QP

Agency | Investment | Development | Valuations | Rent Reviews | Lease Renewals | Rating | Building Surveys | Management | Party Wall Matters | Dilapidations | Refurbishment and Alterations

01243 981120

www.marshallclark.co.uk

May 2026

