

TO LET

**DETACHED BUILDING
STORAGE/WORKSHOP
23.0 m² (247 ft²)**

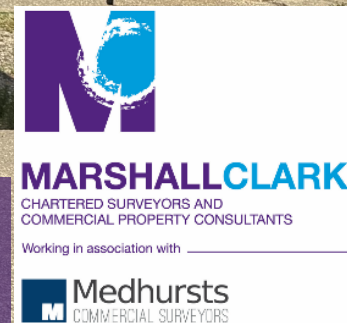
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**UNIT 14 FISHBOURNE INDUSTRIAL ESTATE, CLAY LANE, FISHBOURNE,
CHICHESTER, WEST SUSSEX, PO18 8AH**



GUIDE RENT £3,250 PAX

LOCATION:

Fishbourne Industrial Estate is located just outside Fishbourne with easy access to both the A259 Portsmouth road and the main A27. Although situated in a rural area, Chichester City Centre with all the amenities of the County Town of West Sussex is close by.

DESCRIPTION:

The site is situated in open countryside and the units form part of a large farm site and offer varying sizes and styles of units to suit a variety a of uses to include start up businesses. The site has good parking and access for vehicles.

The premises has approximate gross internal floor area of:

Ground Floor	247 ft ²	23.0 m ²
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LEASE:

A new full repairing and insuring lease is available with terms to be negotiated.

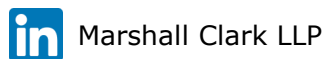
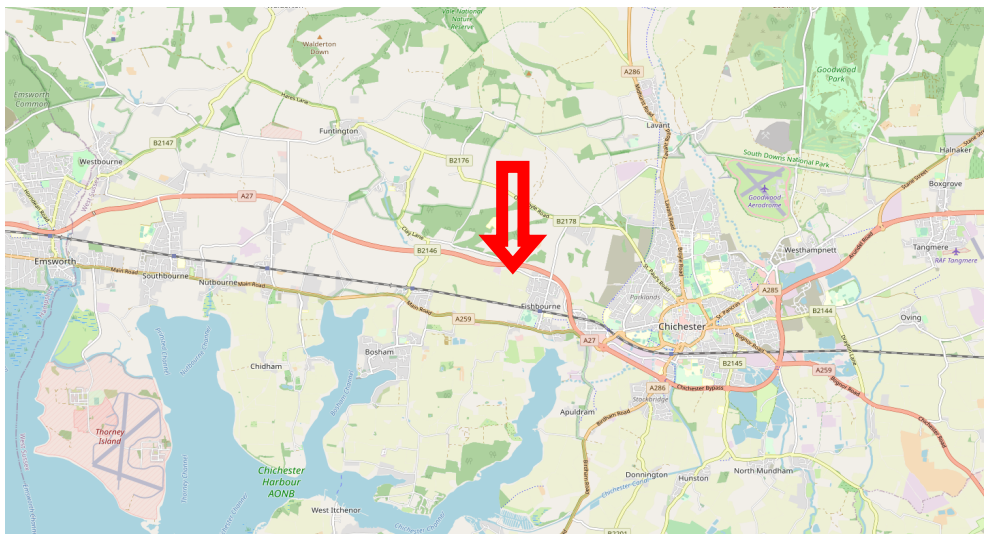
SERVICE CHARGE: Each unit to be liable for service charge which contributes towards the external maintenance and security of the development. Further details can be available on request.

GUIDE RENT £3,250 PAX

- VAT:** VAT is payable on the rent and service charge
- RATES:** Rateable Value £2,850 (VOA 2026 list)
- LEGAL COSTS:** Each Party to be responsible for their own legal costs. An administration fee of £400 plus VAT will be applicable in advance payable by the ingoing tenant to cover the costs of issuing/processing any lease agreement documents



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FOR MORE INFORMATION OR A VIEWING PLEASE CONTACT;



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