

TO LET

**OPEN STORAGE SITE WITH
GATED ACCESS
450m² (4,850 ft²)**

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**PARCEL OF LAND KNOWN AS 1A, JURY LANE,
SIDLESHAM, CHICHESTER, PO20 7PX**



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CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS



PARCEL OF LAND KNOWN AS 1A, JURY LANE, SIDLESHAM, CHICHESTER, PO20 7PX

GUIDE RENT £9,500 PAX

LOCATION:

The site is on the south side of Jury Lane approximately 260 m to the west of its junction with the B2201 forming part of the main Selsey Road.

The site forms part of a established industrial estate with various business users. It is positioned on the north east parts of the estate and is accessed off the shared roadway and then entrance gates on the north end of the site.

Sidlesham is approximately 4km to the south of Chichester with the location benefiting from reasonable communications by road to surrounding areas.

DESCRIPTION:

The site is level and surfaced with scalplings with recently erected fencing on the north and west sides.

It is offered on the basis it is used as storage only. Use for motor vehicle repairs will not be permitted.

The estate has shared communal toilet facilities. There is no electricity or water to the site.

**The site has approximate dimensions /areas of width 17 m and depth 26.5 m.
and a overall area of 450 sq m (4,850 sq ft)**

TENURE:

The site is available on a new full repairing and insuring lease for a term to be agreed.

GUIDE RENT:

£9,500 per annum.

VAT:

We understand that VAT is not payable.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

EPC:

Not applicable

RATES:

TBC

AML:

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

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

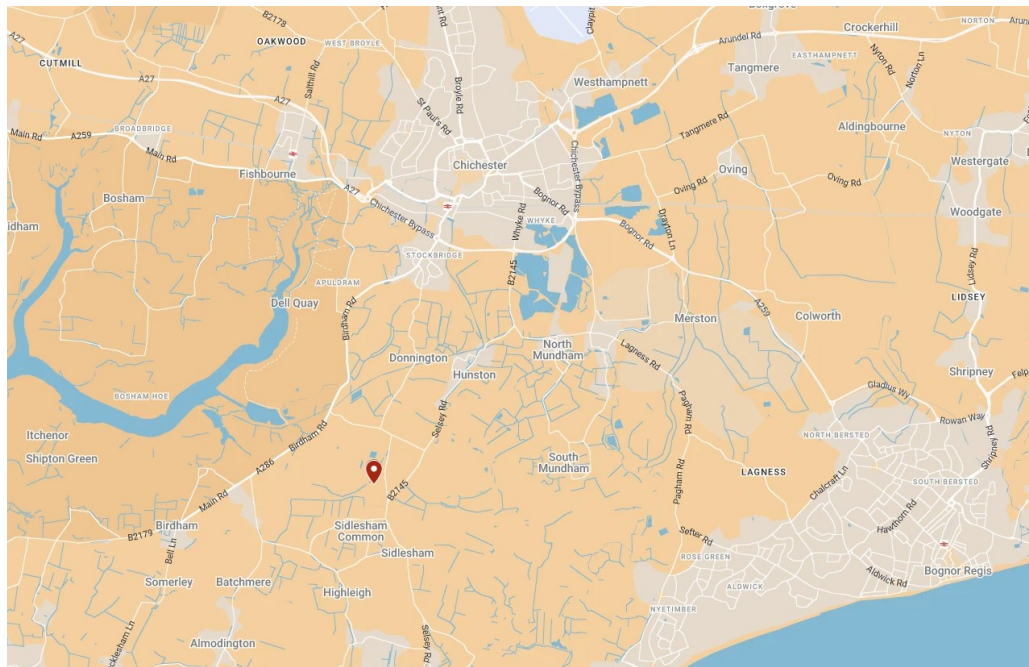
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Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
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AUGUST 2026

