



**UNIT 16 SHOPWHYKE INDUSTRIAL CENTRE, SHOPWHYKE ROAD, CHICHESTER,
WEST SUSSEX, PO20 2GD**

- **MODERN TWO STOREY BUSINESS UNIT TO LET**
- **SUITABLE FOR A VARIETY OF USES WITHIN CLASS E**
- **532 SQ FT (49.42 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The Cathedral City of Chichester is a historic and thriving administrative centre for West Sussex. The city has excellent road communications, being situated on the A27 dual carriageway which runs east to Worthing and Brighton and west to Portsmouth and Southampton.

Shopwhyke Industrial Estate is a development of approximately 20 small units with a variety of occupiers on site. For exact location use the What 3 Words link below: <https://what3words.com/begins.tops.shin>

Description

The unit benefits from a profiled steel roof and cladding to the side of the unit. The property benefits from the following:

- 2 parking spaces to the front of the unit
- Concrete floor to the ground floor
- 1st floor accommodation/workshop area
- Ground Floor Toilet Facilities

Floor Areas

We have measured and calculate the accommodation to have the following approximate gross internal floor areas:

	Sq m	Sq ft
Ground Floor	24.06 m ²	259 sq ft
1 st Floor	25.36 m ²	273 sq ft
Total	49.42 SQ M	532 sq ft

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

TIM SHEPHERD

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Terms

The property is available to let by way of a new fully repairing and insuring lease for a term to be agreed at a commencing rent of £6,650 per annum exclusive

EPC Rating

The premises has an EPC rating of D (87). A certificate is available upon request.

VAT

VAT will not be chargeable on the rent.

Business Rates

Small business rates relief available.

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £4,250
UBR (2023/2024) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

