

**AVAILABLE OCTOBER 2020**

**UNIT A2 - CHICHESTER MARINA, BIRDHAM, CHICHESTER PO20 7EJ**  
**BUSINESS UNIT - TO LET**  
**TOTAL AREA - 201 SQM / 2,164 SQ FT (GIA BASIS)**

**HENRY ADAMS - SOLE AGENT**  
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## UNIT A2, CHICHESTER MARINA , BIRDHAM, CHICHESTER PO20 7EJ

### BACKGROUND

We are delighted to bring to the market a self contained business suite in A block at Chichester Marina. Other occupiers in A block include Chichester Marine Training, Marlin Environmental Services and Power Boat Marine. Full details - [www.premiermarinas.com](http://www.premiermarinas.com).

### ACCOMMODATION

Open plan space suitable for a variety of marine related uses.

<u>SPACE</u>	<u>SQ M's</u>	<u>SQ FT</u>
A2 - Office (1st floor - part restricted head room)	50	538
A2 - Office (ground floor- front)	67	722
A2 - Workshop (ground floor- rear)	24	258
A1 - Workshop (ground floor - rear)	<u>60</u>	<u>646</u>
<b>Total</b>	<b>201</b>	<b>2,164</b>

- Areas to be double checked on final inspection by the freeholder
- Loading area at the rear of A1 / A2 - roller shutter doors.
- 6 car spaces - not allocated. First come fist served basis.

### NON DOMESTIC RATES

Rateable Value : £20,000 / Rates payable : £10,080 - April 2020 / 21 (UBR 0.504). Interested parties to consult Chichester District Council regarding rates payable and small business rates relief.

### PLANNING

B1, B2, B8 - marine related uses only (with ancillary sales).

### OTHER

Energy Performance Certificate - B48

### COMMERCIAL TERMS

A new internal repairing lease is available from the freeholder. Available from October 2020. Detailed terms to be agreed. Core property costs below.

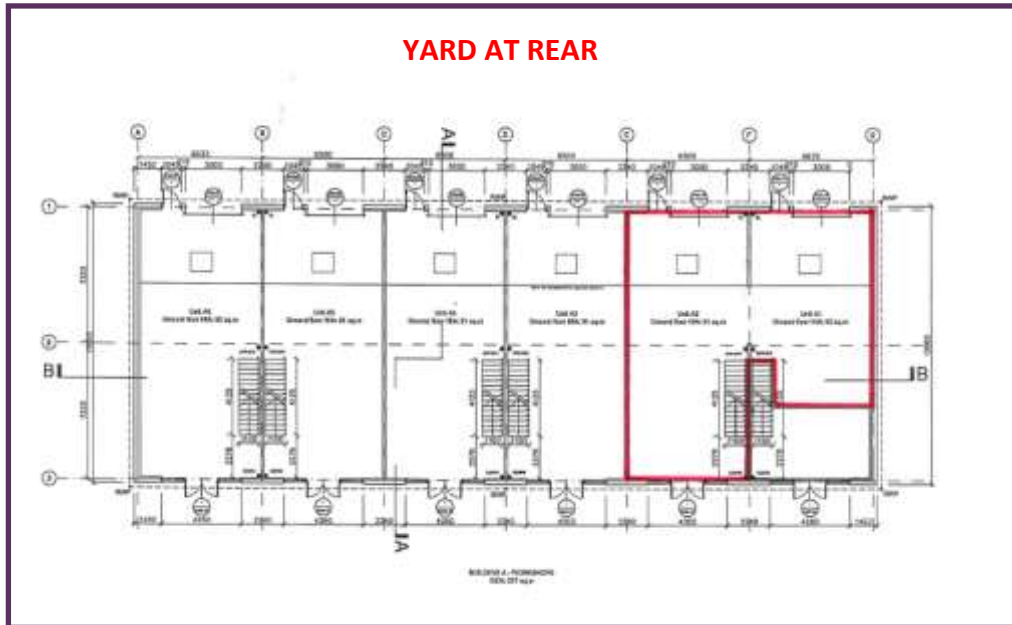
- Asking rent - **£28,150 pa plus VAT.**
- Service charge - **£3,850 pa plus VAT** - contribution towards upkeep of the estate generally and the exterior of A Block.
- Building insurance - Included in the service charge.
- Utilities - Metered and billed directly to the tenant.

For further information and viewings please contact Martin Trundle. 01243 532222 / [martin.trundle@henryadams.co.uk](mailto:martin.trundle@henryadams.co.uk)

**Subject to Contract - May 2020**

**DEMISE PLAN** *(see red line)*

**GROUND FLOOR**



**FIRST FLOOR - accessed from A2**

