

**TO LET / MAY SELL**

**ELLIS**

**4 ELLIS SQUARE, SELSEY  
CHICHESTER, WEST SUSSEX PO20 0AY**

**1.16 ACRES**

**30% SITE COVERAGE**

A detached building in a secure compound with dual access.



**INDUSTRIAL WAREHOUSE UNIT ON SELF CONTAINED SITE**

1,929 - 17,060 sq ft (179 - 1,585 sq m)





PROPERTY LOCATION

4 ELLIS SQUARE, SELSEY, CHICHESTER, WEST SUSSEX, PO20 0AY

The premises comprise a self contained and secure industrial warehouse on a plot of 1.16 acres.

The property is accessed securely via two manual gates, leading to a three bay, steel portal frame building, beneath steel profile roof with daylight panels. Access is via four electric level loading doors. Pedestrian access leads into ground floor offices, WC's and canteen facilities leading to FF offices with additional WC's. The first floor offices can be made self contained via a separate access point on the southern elevation.



SCHEDULE OF ACCOMMODATION

GROSS INTERNAL AREAS	SQ FT	SQ M
Main Warehouse - Total Ground Floor	12,287	1,141
First Floor Office	1,929	179
Rear Warehouse	2,844	264
<b>TOTAL</b>	<b>17,060</b>	<b>1,585</b>

PROPERTY DESCRIPTION



33,000 sq ft Yard



Secure site of 1.16 acres



3 phase power up to 200 amp



Redecorated



Front and rear loading doors



Dual access compound



Passenger lift and disabled access



Male & Female WC's



Ground and first floor offices

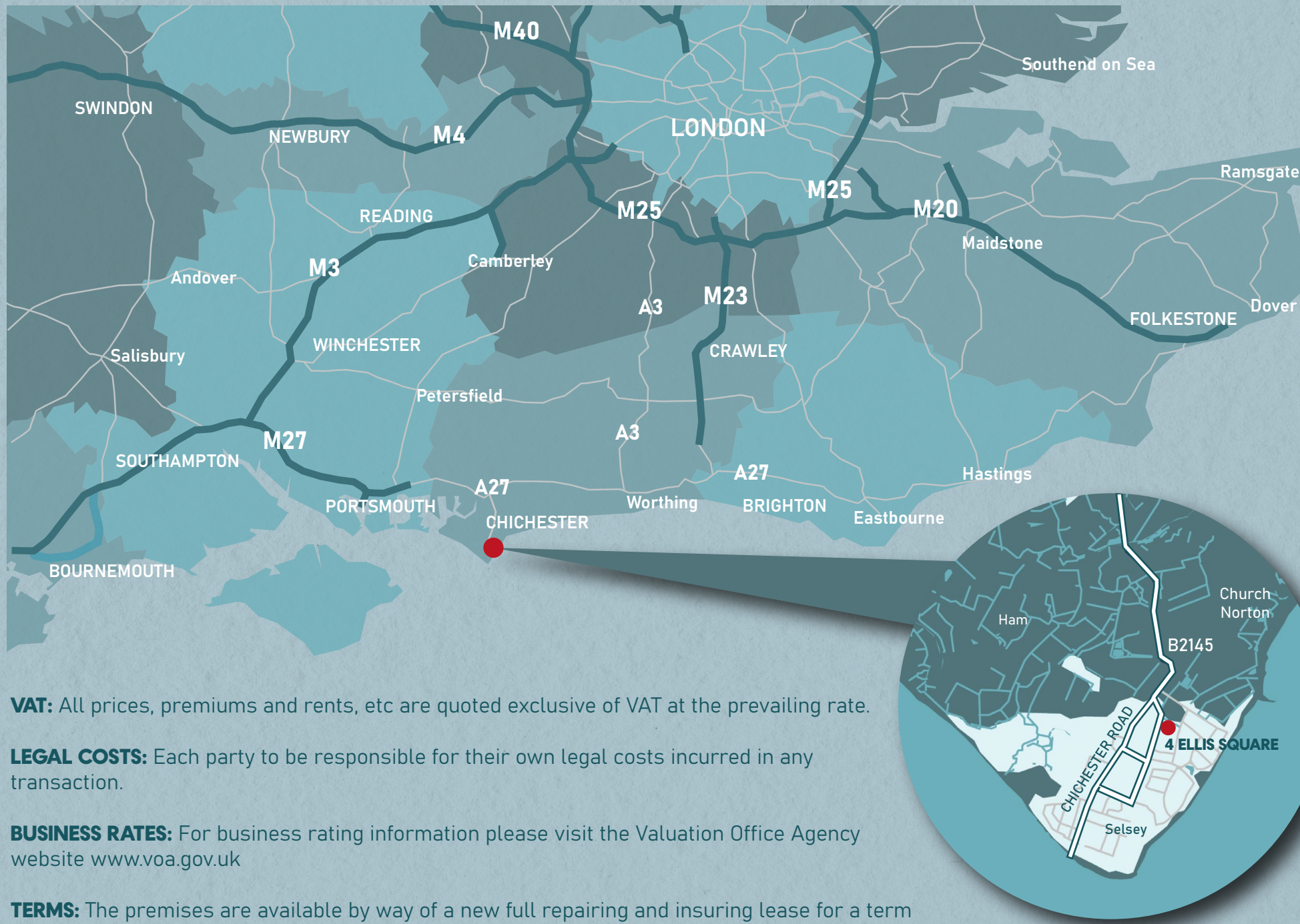


Unit 4 can be taken as whole or split



Protected employment zone

4 ELLIS SQUARE, SELSEY, CHICHESTER, WEST SUSSEX, PO20 0AY



DISTANCE BY CAR 🚗		
A27	15 mins	7 miles
Portsmouth Docks	33 mins	25 miles
Southampton Docks	49 mins	37 miles
Gatwick Airport	1hr 30 mins	55 miles
Heathrow Airport	1hr 53 mins	77 miles
Southampton Airport	55 mins	38 miles

\*Travel times may vary.

**VAT:** All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

**LEGAL COSTS:** Each party to be responsible for their own legal costs incurred in any transaction.

**BUSINESS RATES:** For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

**TERMS:** The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

**EPC:** The Energy Performance Asset Rating is E-104.

### VIEWING AND FURTHER INFORMATION

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