

TO LET INDUSTRIAL UNIT WITH OFFICES

NORTHSHORE

Itchenor, Chichester PO20 7AY



Key Highlights

- Picturesque setting
- 27,354 sq ft (2,541 sq m) immediately available
- Recently Refurbished office space
- Industrial units benefit from cranes

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow square background.



Location

Northshore is situated in the county of East Sussex approximately 7 miles south west of Chichester and approximately 22 miles east of Portsmouth.

Nearby Itchenor is a picturesque and affluent East Sussex village with a population of approximately 300 persons. The village is comprised town offers a comprehensive range of shopping, social and recreation facilities. Within the centre there are a number of multiple and specialist retailers and the town centre is noted for its Georgian architecture.

Rail services from Chichester to London Waterloo are available with a journey time of approximately two hours.

The units benefit from a rural location in East Sussex close to its Hampshire border. Access to the property is directly from the main road into Itchenor, close to the A27 dual carriageway, which provides access to Portsmouth to the east and Brighton to the west.

Description

The available units comprise 2 industrial units of steel frame construction. Both benefiting from roller shutter doors. The available space is currently used for marine manufacturing purpose. Inside one of the buildings are recently refurbished offices with an impressive entrance and a gallery area with a separate entrance.

The industrial units & offices extend to a total of 27,354 sq ft.

Additionally on site is an active jetty, slipway and lifting. Whilst these uses are not included, they may be available

by way of separate negotiation. There is a range of purpose built buildings including a café and office headquarters.

Quoting Rents

We are quoting a rent of £4 per sq ft.

VAT

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

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Viewings

Strictly by appointment only with joint agents through whom all negotiations must be conducted.

Savills - James Greenlees - 023 8071 3900

Business Rates

The rateable value of the units, according to the VOA is £168,000.

Terms

The property is available by way of new FRI lease direct from the landlord.

EPC

Subject to confirmation.

Contact

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