



**UNIT 2WN, PORTFIELD TRADE CENTRE, CHICHESTER,  
PO19 8NS**

**TRADE COUNTER / INDUSTRIAL / WAREHOUSE TO LET  
4,228 SQ FT (392.79 SQ M)**



# Summary

## PROMINENT TRADE COUNTER UNIT - TO LET

<b>Available Size</b>	4,228 sq ft
<b>Rent</b>	£67,650 per annum
<b>Rateable Value</b>	£28,000 from 1 April 2023
<b>Service Charge</b>	£6,708.51 per annum
<b>Car Parking</b>	6 Parking Spaces
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£6,708.51 per annum
<b>EPC Rating</b>	C (52)

- Electric Loading Door (width 3.66m x height 4.27m)
- PV Roof Panels
- 6 Parking Spaces Allocated
- Communal Parking Available
- Minimum eaves - 5.18m
- Maximum eaves - 6.6m
- Disabled WC facility



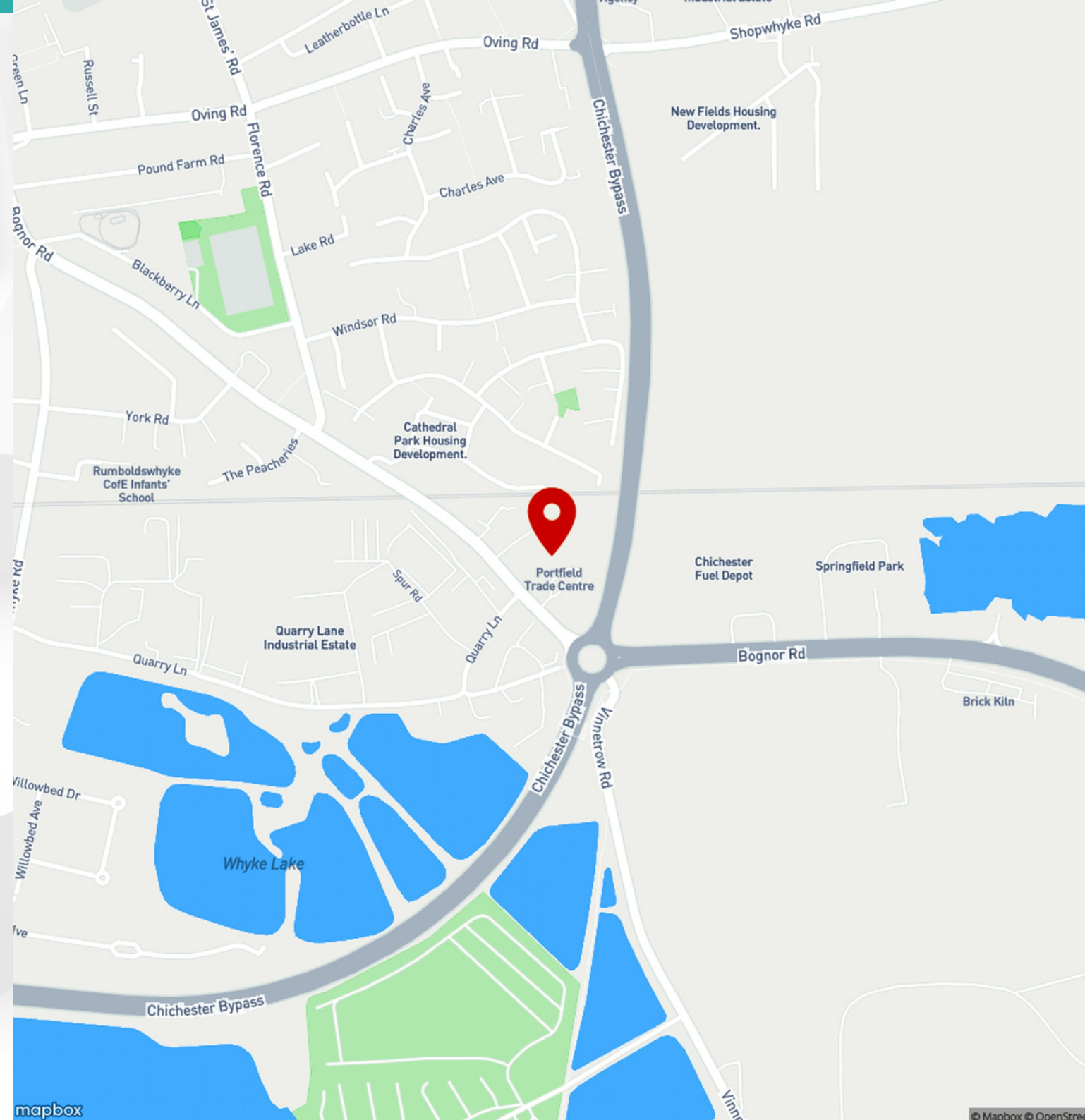
# Location



**Unit 2WN Portfield Trade Centre, Bognor Road, Chichester, PO19 8NS**

Portfield Trade Centre is located on the northern side of the A27, a short distance from Chichester city centre. The estate is an established trade counter location, and nearby occupiers include Screwfix, Magnet, Topps Tiles, YESSS Electrical and Halfords. Portfield Trade Centre benefits from a prominent position overlooking the Bognor Road roundabout.

Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of Brighton. 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 where it connects with A3(M), M27 and M3 motorways.





# Further Details

## Description

Portfield Trade Centre comprises nine prominent modern trade counter / warehouse units. The subject property provides an end of terrace single storey building of steel frame construction with concrete floor, under a pitched steel insulated roof. The unit provides ground floor trade counter / warehouse accommodation with a minimum eaves height of 6.6m. Loading is via an electric up and over loading door and the pedestrian access via electric sliding doors on the western elevation which benefit from a glazed return to the northern elevation. Externally there are six demised parking spaces with generous communal spaces. Internally the unit benefits from a kitchenette and disabled WC facility, along with 3 phase electric and gas.

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>
<b>e Unit</b>	4,228	392.79
<b>Total</b>	<b>4,228</b>	<b>392.79</b>

## Terms

A new full repairing and insuring lease is available on terms to be agreed.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.





## Enquiries & Viewings



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