

TO LET

**UNIT 21 ST JAMES INDUSTRIAL ESTATE
CHICHESTER
PO19 7JU**



OVERVIEW

Ideally located close to the city centre of Chichester and just off the A27, St. James Industrial Estate is a well-established site and home to many small businesses. The estate comprises 40 units of varying sizes and has provided the springboard for many local businesses to establish and grow into highly successful operations.

THE UNIT

Unit 21 is a light industrial unit of 2,034 sq ft (189 sq m) which forms part of the central block of units on the estate.

PROPOSED TERMS

Rent £12,200 per annum exclusive of Business Rates, utilities, building insurance and service charge

Term 3 years

Repairs Full repairing

Use Light Industrial (other uses considered except retail and car repairs)

Break clause A landlord's break clause is to be included in the new Lease

Deposit 6 months' rent deposit required plus satisfactory references

Service Charge The Lease terms will include provision for a service charge which will be collected by the Council as additional rent. The service will include:

- a) Servicing and maintenance of the common parts of the estate including the toilet blocks, estate road, security lighting and landscaping
 - b) Management costs
 - c) All other works to the common parts of the estate that the landlord considers reasonable
- The service charge will be payable quarterly in advance. The estimated annual charge for Unit 21 for 2016/17 is £2,465.40.

OTHER TERMS

Lease to be outside of the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

The lessee will be responsible for business rates (if applicable – Rateable Value £14,250), utilities, insurance of contents and repayment of buildings insurance premium, together with any other outgoings.

The incoming tenant will be responsible for the Council's Legal and Surveyor's costs incurred in the preparation and granting of the lease.

Please note that in accordance with the recommendations of the Code for Leasing Business Premises in England and Wales 2007, Chichester District Council is willing to consider alternative terms, but variations may affect the level of rent proposed.

To arrange a viewing, please contact Chichester District Council Estates

Department:

Tel: 01243 534632

Email: estatesservice@chichester.gov.uk

Chichester District Council declares that (1) these particulars are set out as a general outline only and do not constitute part of any offer or contract (2) all descriptions, dimensions, reference to condition and other details are given without responsibility on the part of the Council and prospective purchasers/lessees must satisfy themselves as to their correctness and in particular no services or appliances mentioned have been tested (3) the Council nor any person in their employment has any authority to make or give any representation or warranty in respect of the property'.