

# TO LET

## LIGHT INDUSTRIAL UNIT

**UNIT 37 ST. JAMES INDUSTRIAL ESTATE, WESTHAMPNETT ROAD,  
CHICHESTER, WEST SUSSEX, PO19 7JU**

**89 SQ M (955 SQ FT)**



### **Location and**

**Description:** St James Industrial Estate is located off one of the main roads into Chichester city centre and close to the A27. The estate is self-contained and comprises 40 units of various sizes. The estate was developed by the District Council in the mid 1980s as part of an initiative to assist and encourage small businesses by providing premises suitable for their occupation.

The premises comprise an end terrace light industrial unit of 89 sq m (955 sq ft) with loading door and separate pedestrian access. WC facilities are provided in a shared block within the estate. The unit has two allocated parking spaces. The EPC rating is available on request.

**Rent:** Offers in the region of £9550 per annum exclusive of rates payable quarterly in advance by Direct Debit.

**Lease**

**Terms:** The unit is offered by way of a new three year full repairing lease outside of the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

Please note that in accordance with the recommendations of the Code of Practice for Commercial Leases, Chichester District Council is willing to consider alternative terms, but variations may affect the level of rent proposed.

**Use:** Light industrial or other use acceptable to the Council (excluding car repair workshops and retail sales).

**Rates:** Rateable Value: £11,000

Prospective tenants may be able to obtain Small Business Rate Relief if they meet the relevant criteria.

**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) Buildings insurance, cleaning and maintenance of the common parts of the estate including 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 37 for 2017/18 is £997.15.

**Deposit:** The lease will be subject to 2/4 rent deposit .

**Other**

**Outgoings:** The lessee will also be responsible for utilities, insurance of contents and any other outgoings.

**Viewing:** By appointment. Please contact: Estates Service  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
West Sussex  
PO19 1TY

Tel. 01243 534889

Email: [estatesservice@chichester.gov.uk](mailto: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'.

**Possession:** Upon completion of the legal formalities.

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

**Rent Subsidy**

**Scheme:** Start up businesses occupying premises for the first time may be eligible for a reduced rent for a period.

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