



# RAVENNA POINT

Individual units  
from 230 & 300 sq m  
(2,475 & 3,229 sq ft)



**TERMINUS ROAD, CHICHESTER, PO19 8UH**

Six new light industrial/distribution units (B2/B8) with ancillary trade counter space



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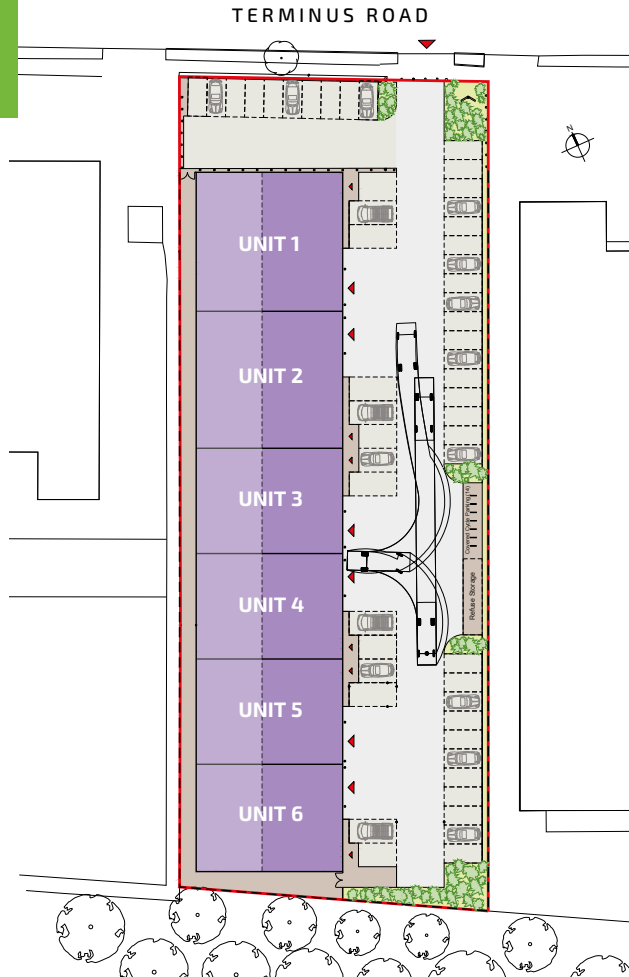
Ravenna Point is a new development of six business units (B2/B8) on Terminus Road, the main industrial hub in Chichester, West Sussex.

The site provides easy access to the A27, with the nearby mainline railway station providing direct train services to Brighton, Portsmouth, Southampton and London.

## Description

The site will provide high quality, light industrial/distribution business units of steel portal frame construction in a terrace, with ancillary trade counter use and an option to install additional mezzanine flooring. There is associated parking for 52 vehicles in total (long wheel base transit vans and cars).

Trade counter use must not exceed 40% of the ground floor area and permitted hours of operation are 7am to 7pm (Monday to Friday), 8am to 6pm (Saturday) and 10am to 4pm (Sunday, Bank Holidays and Public Holidays).



## Specification

The units are of steel portal frame construction and benefit from high quality trapezoidal cladding, with vertical treated battens and horizontal weatherboarding. The units' specification includes:

- 6.29m internal eaves height (7.2m at ridge)
- 4m x 5m sectional roller shutter loading doors
- Allocated parking
- 4.8kN/m<sup>2</sup> ground floor loading capacity
- Disabled WC facilities in each unit

## Accommodation

(areas shown are from architect's plans)

UNIT	Floor (GIA) sq m	Mezzanine (GIA) sq m
1	300	135
2	300	135
3	230	102.5
4	230	102.5
5	230	102.5
6	230	102.5
<b>Total sq m</b>	<b>1,520</b>	<b>680</b>
<b>Total sq ft</b>	<b>16,360</b>	<b>7,319</b>

Mezzanine space has planning permission but not part of the base build.

## Services

Mains gas, 3 phase 69kVA and a single phase 18kVA electricity, water and telecoms ducting will be available.

## Commercial Terms

The units are available via a new occupational lease on commercial terms to be agreed between the parties. Pre-lets are available and details of rental can be obtained on application. There will be an estate charge (amount to be confirmed).

## Non Domestic Rates

To be assessed at the appropriate time.

### IMPORTANT NOTICE: Henry Adams and their clients give notice that:

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## Further Information

Strictly via the sole agents Henry Adams.

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