

TO LET

Modern Business Units with Parking

From 1,481 sq ft (136 sq m) to 3,035 sq ft (282 sq m)



**Units 2-3, Broadbridge Business
Centre, Delling Lane, Bosham,
Chichester PO18 8NF**

Location

Units 2 and 3 are located on the well established Broadbridge Business Centre, just south of the Broadbridge roundabout at the junction of Delling Lane and the A259 Chichester to Emsworth Road. Chichester city centre is easily accessible via the A259, whilst the A27 lies in close proximity to the north. Bosham Station lies within a 5 minute walk and provides a regular service to Havant and Chichester.

Floor Areas- we have been provided with the following approximate net internal floor areas:



Unit 2

Ground Floor 848 sq ft (79 sq m)

First Floor 706 sq ft (66 sq m)

Total 1,554 sq ft (144 sq m)

Unit 3

Ground Floor 745 sq ft (69 sq m)

First Floor 736 sq ft (68 sq m)

Total 1,481 sq ft (138 sq m)

Each unit has 6 demised parking bays.



Lease Terms

Further details available upon request.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

VAT

VAT is payable on the rent, building insurance and service charges.

Legal Fees

Each party to bear their own legal fees. Consideration will be given to letting the units individually or combined.

Business Rates

Unit 2 Current rateable value, from 1 April 2023 is £20,700 *comprises two assessments.

Unit 3 Current rateable value, from 1 April 2023 is £18,500

We advise interested parties to make their own enquiries to the local authority to verify the level of business rates payable ,and possible transitional arrangements.

Energy Performance Certificate

A copy of the EPC is available upon request. Unit 2 D(85). Unit 3 D(83)

Viewings

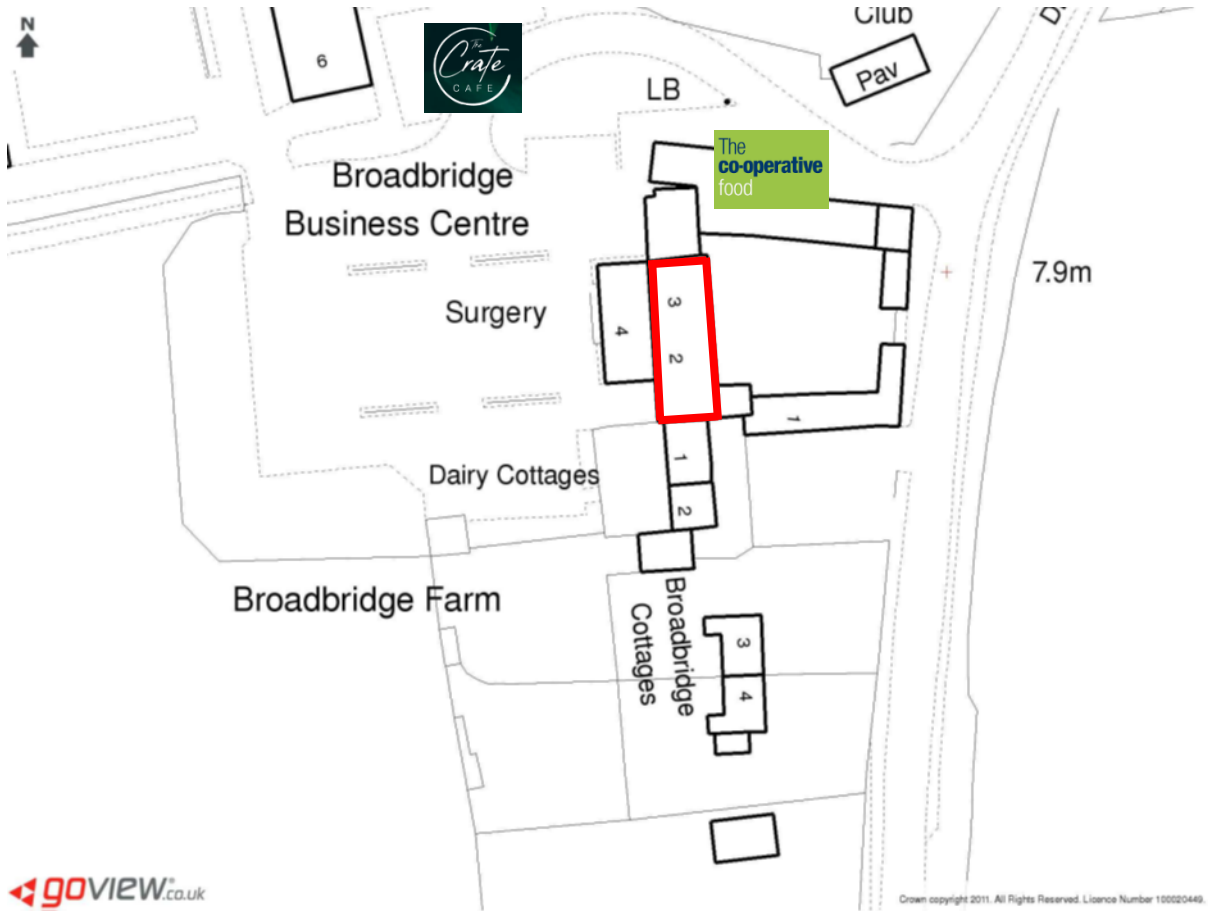
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Manhire LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Manhire LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We also advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.