



**Units 12, Broadbridge Business Centre, Delling Lane, Bosham,
West Sussex PO18 8NF- To Let**
Office/Light Industrial/Business Unit- with 10 parking spaces
231 sq m (2,486 sq ft)



**Tod Anstee
Commercial**

working in association with



MANHIRE LLP

Location & Property

Bosham is a picturesque village fronting Chichester Harbour and is situated approximately 3 miles to the west of Chichester and 17 miles to the east of Portsmouth.

The property is 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 services to Havant and Chichester.

The property comprises a well-presented modern office/light industrial/business unit, previously used as offices.

Unit 12 is self-contained and benefits from air conditioning, WC and kitchen facilities. There is a loading area located to the front elevation of the unit.



The property has an approximate NIA of 231 sq m (2,486 sq ft).

There are 10 demised parking bays.

Lease Terms

Further details available upon request. The property is available to let by way of a new full repairing and insuring lease, for a term to be agreed at a **commencing rent of £23,617 per annum (£9.50 per sq ft) exclusive**.

There is service charge payable for management of the wider estate and water supplies to the property. 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, service charges and building insurance.

Legal Fees

Each party to bear their own legal fees.

Business Rates

Current rateable value, from 1 April 2026 is £14,750. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

Energy Performance Certificate

Copy available upon request. Current EPC rating EPC rating of B.



Viewings

Strictly via sole agents

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Manhire LLP for themselves and for the vendors or lessors of this property whose agents they 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.