



**Units 6 & 7, Broadbridge Business Centre, Delling Lane,  
Bosham, West Sussex PO18 8NF- To Let**  
Light Industrial/Warehouse/Retail Unit- with 9 parking spaces  
From 214 sq m (2,306 sq ft) to 428 sq m (4,611 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 light industrial/warehouse unit, previously used as a commercial kitchen.

Unit 6 and 7 are self-contained and benefit from office accommodation, WC and kitchen facilities. There are loading areas located to the rear and front elevations of the unit.

The maximum ceiling height is 10.76 ft (3.28m) with a minimum eaves height of 5.45 ft (1.66m). The property has the following approximate total gross internal floor areas:

Reception:	128 sq ft (11.89 sq m)
Office:	321 sq ft (29.82 sq m)
Warehouse:	4,162 sq ft (386.67 sq m)
Total:	4,611 sq ft (428.38 sq m)

\*If required the space could be sub-divided to create two units of 214 sq m (2,306 sq ft).

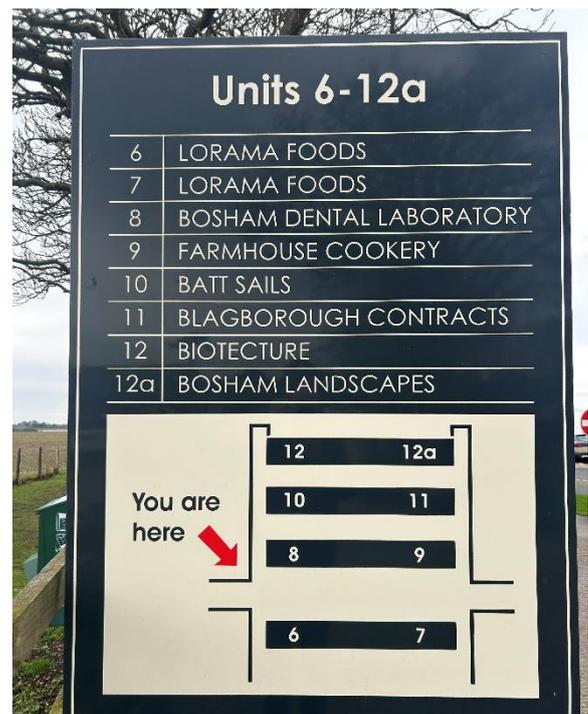
There are 9 demised parking bays.

## 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 £36,888 per annum (£8.00 per sq ft) exclusive**, subject to the surrender of an existing lease (*the current tenant is relocating and their business is unaffected*).

Alternatively, the parties could assign the existing lease dated 22<sup>nd</sup> April 2022 and expiring on 13<sup>th</sup> June 2027. Further details available upon request.

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



## **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 £27,500. 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 C (56)

## 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.