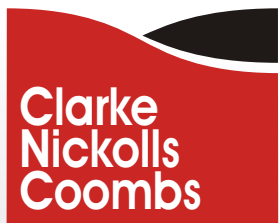


Unit 2 Pulsar Business Park  
Ellis Square  
Selsey  
West Sussex  
PO20 0AY



Chartered Surveyors in  
Commercial Property  
**0207 071 5095**

**TO LET**

Modern Business Unit

Approx. GIA: 2,366 sq.ft (219.8 sq.m)



Clarke Nickolls and Coombs Ltd, 1/F 189 Earl's Court Road, London SW5 9AD • Email: [info@cncagency.co.uk](mailto:info@cncagency.co.uk)  
[www.clarkenickollscoombs.com](http://www.clarkenickollscoombs.com)

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## Location

Selsey is approximately 7 miles to the south of Chichester which is an historical cathedral city and the administrative headquarters for the county of West Sussex. Selsey is reached from the A27 South coast trunk road via the B2145. Ellis Square is easily reached at the northern edge of the town centre and is home to a variety of businesses including Iron Mountain document storage, Ocean Air Marine Blinds, and Check-a-Trade amongst others.

The adjoining occupiers at Pulsar Business Park are Bunzl UK Ltd, Instant Mailing Services and Northbrooks Fundraising Ltd.

## Description

The property is a self-contained business unit in a terrace of 4 similar sized units constructed in 2007. Built around a steel portal frame with concrete block dividing walls, there is an up-and-over sectional loading door at the front with a separate glazed panel and personnel door. Single phase mains electricity and water are connected within the unit which is offered as a 'shell' without toilets or offices. Alternatively the landlord will consider installing these subject to acceptable lease terms.

## Legal Costs

Each party to bear their own legal and professional costs.

## VAT

The property is VAT elected.

## Accommodation

### Gross Internal Area:

Floor	Sq Ft	Sq M
Ground floor warehouse	2,366	219.8

### Amenities

- Modern versatile B1, B2 or B8 unit
- All mains services available
- Power floated concrete floor
- Eaves height 6.6m
- Capable of taking a mezzanine floor if required
- Security shutter over front entrance door and windows
- 6 Allocated parking spaces

## Terms

The premises are available on a new lease on terms to be agreed at a rent of £16,560 per annum (£1,380 per calendar month). There is a small service charge to contribute to the upkeep and maintenance of the common parts and exterior of the building.

## Business Rates

Rateable value: £9,700

Some Small Business Rates Relief may be available through Chichester District Council.

## EPC

C-56

## Viewing

By appointment with the joint sole agents:

### Clarke Nickolls Coombs

Steve Anderson 0207 071 5095

S.anderson@cncagency.co.uk

### Medhursts

Alex Medhurst 01243 520949

Alex@medhursts.com



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020 7071 5095



Medhursts  
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