



**TO LET**

Unit 3, Brooks Green Farm  
Brooks Lane, Bosham, Chichester, West Sussex, PO18 8JX



## Key Features

- 100% small business rate relief eligible
- Available for a variety of uses (STP)
- New FRI lease available
- Total size 1,511 sq ft
- Rent £11,500 pax

## Location & Situation

Unit 3, Brooks Green Farm is located on Brooks Lane on the outskirts of Bosham, an attractive harbour village approximately 3 miles west of Chichester.

The property forms part of a small rural business complex with good access to the A259 road, providing connections to Emsworth, Havant and Portsmouth.

Bosham railway station is located nearby, providing services along the West Coastway Line.

## Description & Accommodation

The property comprises a self-contained light industrial / storage unit of steel frame construction with profile metal cladding beneath a pitched roof.

Internally, the unit provides mainly open plan accommodation with max eaves of 3.5m, painted blockwork walls, exposed roof trusses and a concrete floor.

Access is provided via a large double door loading entrance (W 2.1m X H 2.1m). Externally, the unit benefits from a forecourt area suitable for parking and deliveries.

The property would suit a variety of storage, workshop or light industrial uses, subject to the necessary consents.

The unit also benefits from a single-phase power supply but does not currently have toilet provisions.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor	1,511	140.37
Total	1,511	140.37



Unit 3, Brooks Green Farm  
Brooks Lane, Bosham, Chichester, West Sussex, PO18 8JX

## Rateable Value

Rateable Value (2026): £10,000

100% small business rate relief eligible

## EPC

More information on request.

## Planning

We understand that the unit benefits from open B8 storage use.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease at a commencing rent of £11,500 per annum exclusive.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

Noah Minchell  
n.minchell@flude.com  
01243 217302

Mark Minchell  
m.minchell@flude.com  
01243 929136

Flude Property Consultants 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 Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

13 April 2026

