

On the instructions of Trevor O'Sullivan and Nigel Morrison
of Grant Thornton UK LLP - Administrators Appointed to
B J Male Holdings Ltd (In Administration)



**UNIT 4 ELLIS SQUARE, MANOR ROAD,
SELSEY, PO20 0AY**

FREEHOLD FOR SALE

Detached modern Industrial Unit comprising:

- Workshop with office space at ground and first floor level.
 - Approximately 17,080 sq ft (1,586.75 sq m).
- Site Area of approximately 0.50 hectares (1.245 acres).

**Edward
Symmons**

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LOCATION

The subject property is situated on the east side of Manor Road within a new development of business units.

The property is located approximately 7 miles due south of Chichester in the town of Selsey.

DESCRIPTION

The property comprises a detached modern industrial unit constructed of two single span steel portal frames.

To the eastern side of the property there is a two storey element of offices. The ground floor provides a combination of offices, reception, staff / rest facility, toilets and a store room. There is a disabled lift from the workshop area to the first floor offices.

The first floor is an open plan office, which has been subdivided to create two private offices, a small kitchenette, separate male and female toilets and a general office.

The building has full height external elevations and a roof of profile steel cladding, whilst internally the lower elevations are constructed of block work up to a height of 2m. The building has a power floated concrete floor throughout the main workshop area and four main sectional up and over loading doors approximately 4m wide by 5m high with a single smaller loading door on the rear elevation.

Externally there is a tarmacadam and concrete forecourt with a side access drive leading to a rear yard.

ACCOMMODATION

Approximate Gross Internal Floor Areas:

Ground -	15,150 sq ft	(1,407.45 sq m)
First -	1,930 sq ft	(179.30 sq m)
Total -	17,080 sq ft	(1,586.75 sq m)

LOCAL AUTHORITY

Chichester District Council
 Telephone: 01243 785166



PRICE

Offers are sought for the benefit of the freehold interest.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through sole agents:-

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Misrepresentation Act 1967

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