SOUTHERN GATE
OFFICE VILLAGE

CHICHESTER, WEST SUSSEX, PO19 8SG

TO LET/FOR SALE | BRAND NEW CITY CENTRE OFFICE ACCOMMODATION WITH PARKING

KEY FEATURES

- Easy access to A27 south trunk road
- Central location within walking distance of city centre, parking, train and bus stations
- Suites from 149 sq m (1,604 sq ft)
- Buildings from 455 sq m (4,900 sq ft)
- Entire scheme 1,371 sq m (14,757 sq ft)
- Prestigious new build office accommodation
- On site parking for 30 cars for whole scheme (1:491 sq ft)
- Available on a floor by floor basis, or as whole buildings
- Open plan floor plates
- To let on new full repairing and insuring lease/s
- Whole buildings for sale
- Passenger lift to all floors (DDA compliant)
- Raised floors
- Ability to provide air conditioning
- Fibre optic broadband available

DESCRIPTION

Southern Gate Office Village already comprises four existing office buildings as follows:

- Martlet House 40,000 sq ft
- Nicola Jane Building 5,000 sq ft
- Bi-Centennial House 15,000 sq ft
- The Atrium 60,000 sq ft

This final scheme comprises three new office buildings, each having three floors and benefits from 30 dedicated parking spaces. The specification includes:

- Raised floors
- Carpeted
- Suspended ceilings
- Gas fired central heating
- Fluorescent lighting
- Door entry system
- Disabled WCs on each floor
- 30 parking spaces (1:491 sq ft)
- Four man passenger lift
- Air conditioning avaliable on request (at an additional cost)

LOCATION

Chichester is strategically located in West Sussex, being situated on the A27 south coast trunk road which connects easily to:

- Brighton and A23/M23 motorway 32 miles
- Portsmouth and A3 dual carriageway 15 miles
- Southampton and M3 motorway 35 miles
- London and M25 motorway 57 miles
- Gatwick 45 miles

By rail there are frequent services to London, Brighton, Gatwick, Portsmouth and Southampton.

ACCOMMODATION

FLOOR	UNIT 1		UNIT 2		UNIT 3	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	LET	LET	149	1,604	150	1,616
First	152	1,636	153	1,674	145	1,562
Second	LET	LET	156	1,682	160	1,722
Total	457	4,915	459	4,924	455	4,900
Grand Total		**1,371 sq m**		**14,744 sq ft**		

(Conversion from square meter to square feet, may result in rounding differences.)

TERMS

The property is available to let as a whole or on a floor by floor basis by way of a new (effectively) full repairing and insuring lease/s for a term to be agreed. Alternatively whole buildings can be purchased. Rent and price on application.

ENGERY PERFORMANCE CERTIFICATE (EPC)

UNIT 1 - B48
UNIT 2 - B50
UNIT 3 - B47

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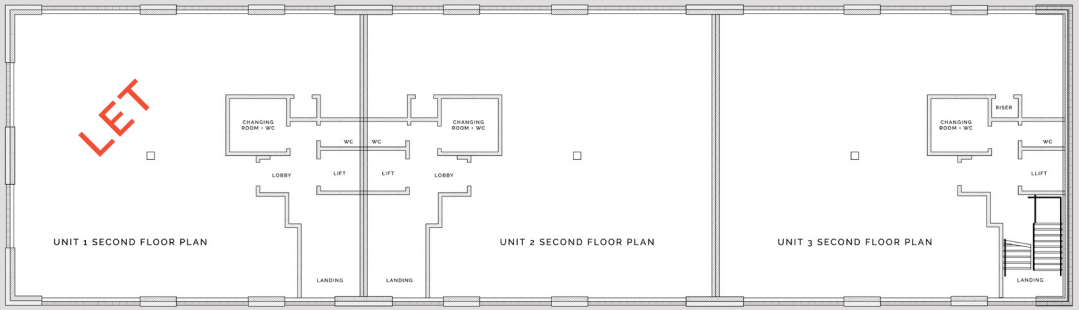
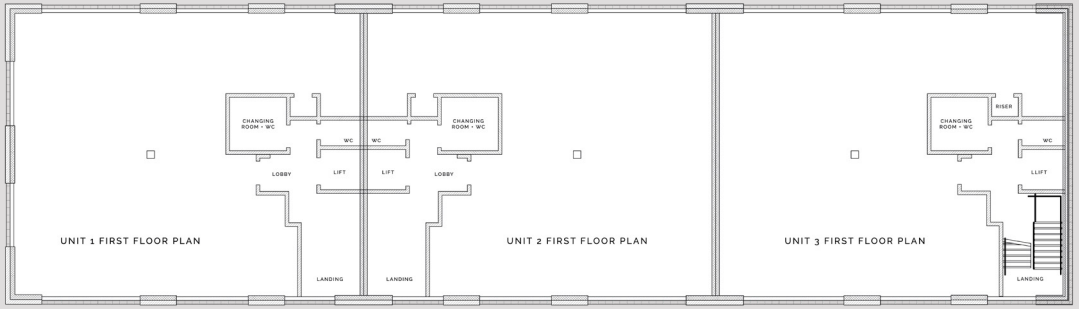
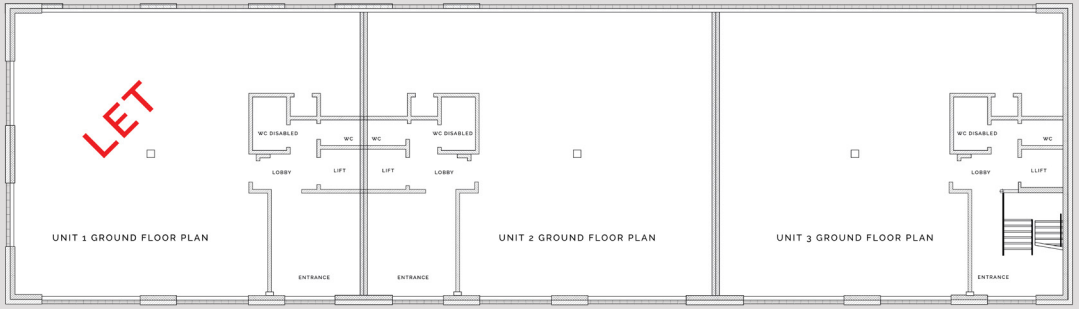
FLOOR PLANS



SECOND FLOOR

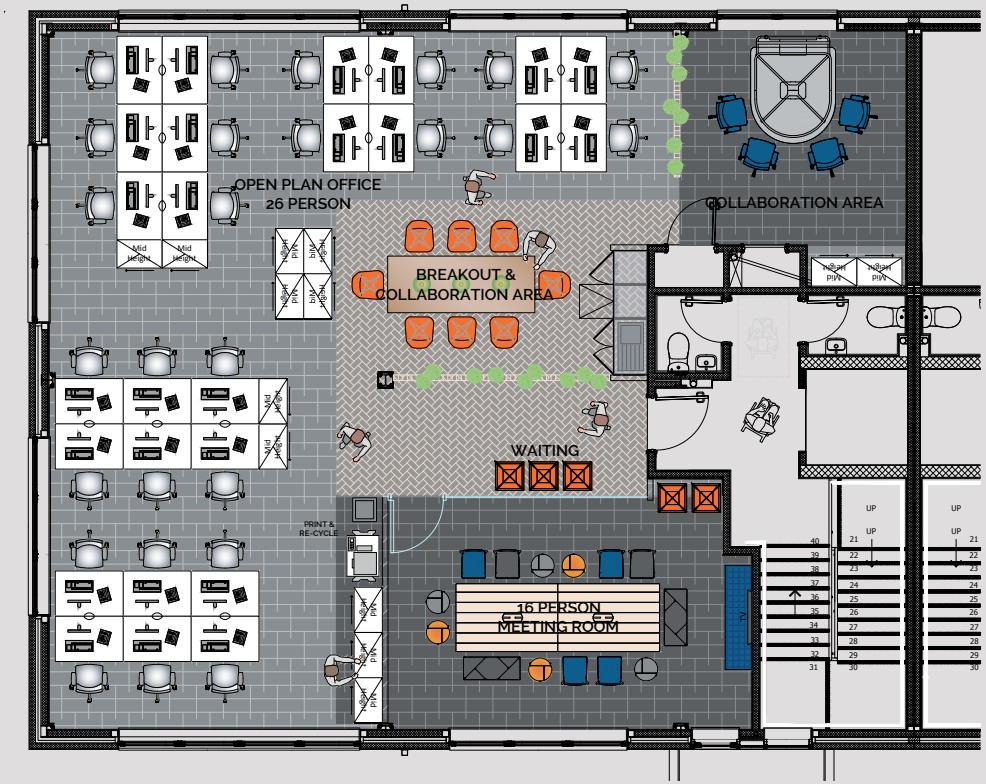


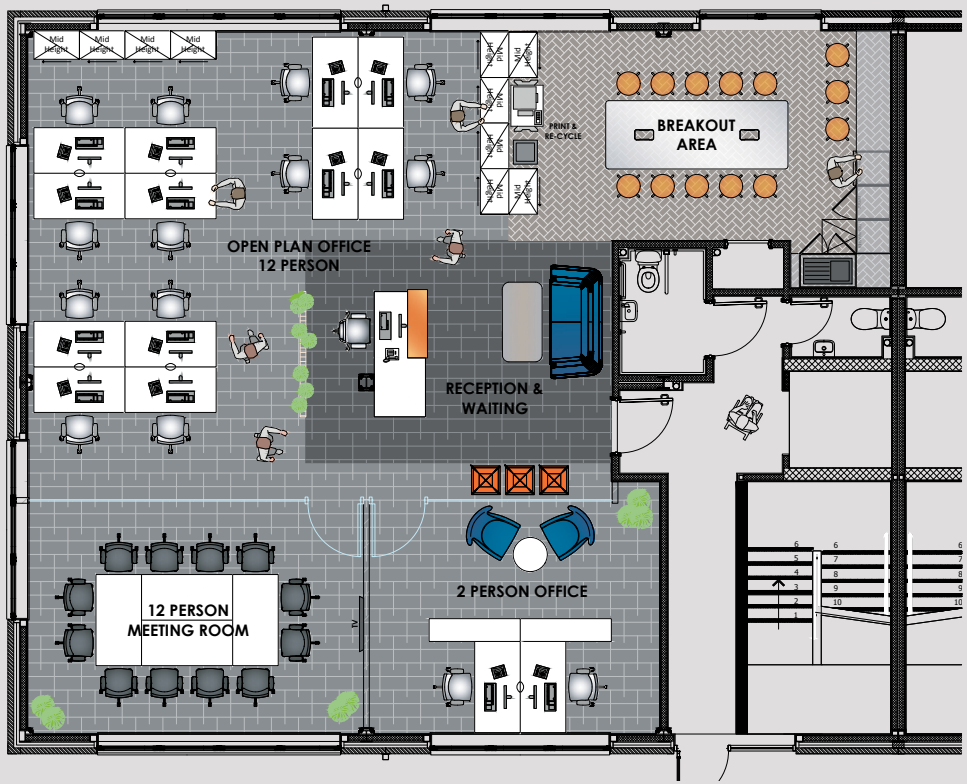
FIRST FLOOR



GROUND FLOOR

TYPICAL FIT OUT





Plans prepared by Peter Crompton - Portsdown Interiors
Local fit-out and furniture specialists.
01243 819400 – www.portsdown.co.uk

VIEWINGS AND FURTHER INFORMATION

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