Flude
PROPERTY CONSULTANTS

Unit 5, Vinnetrow Business Park
Vinnetrow Road, Chichester, West Sussex PO20 1QH

TO LET

MODERN OFFICE BUILDING WITH PARKING

Total: 383 sq m (4,128 sq ft)

Key Features:

- High quality established business location, strategically located on south coast
- Easy access to Chichester city centre & close proximity to A27
- Open plan office space
- Accessible ground floor WC and WCs on each floor
- First floor has been refurbished by previous tenant
- Ground floor will be refurbished by the landlord to suit occupiers
- Ground floor 2,145 sq ft
- First floor 1,983 sq ft
- Ample onsite parking with 20 allocated car parking spaces (whole)
- Available as a whole or on a floor by floor basis
- New FRI lease available

Location

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

Vinnetrow Business Park, Chichester is a well established business location and is strategically located, situated on the A27 south coast trunk road with easy connections.

Accommodation

The property comprises a self-contained office building arranged over ground and first floors. The unit benefits from the following amenities:

-Accessible ground floor WC
-WCs on each floor
-Kitchen space on each floor
-Electric heating
-Floor boxes
-20 parking spaces

We understand the premises to have the following approximate NIA:

Area	Sq M	Sq Ft
Ground Floor	199	2,145
First Floor	184	1,983
Total	**383**	**4.128**

VAT

We understand the property is registered for VAT.

Planning

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

Terms

The property is available to let as a whole or on a floor by floor basis by way of a new full repairing and insuring lease for a term to be agreed at the following rent:

Ground floor: £35,000 pax
First floor: £32,500 pax
Whole: £67,500 pax

There is also a service charge.

EPC

We have made enquiries regarding the present EPC assessment for the property, as follows:

Ground floor: rating: D (89)
First floor: rating: E (119)

Business Rates

We understand the property to have the following Rateable Values:

Ground floor: £25,000
First floor: £23,250

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Legal Fees

Each party to bear their own legal costs incurred.

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.

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 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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Lizzie Cottrell
l.cottrell@flude.com
07753 430427
www.flude.com

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