



**Ground Floor, Unit 2**  
West Barn, Norton Lane, Chichester PO20 3AF

**TO LET**

## MODERN OFFICE SUITE WITH PARKING

Total NIA - 133.9 sq m (1,442 sq ft)

### Key Features:

- Attractive high specification office accommodation
- Close to A27 and Chichester
- Located in scenic semi-rural area
- Good natural light
- Dedicated fibre optic broadband
- Underfloor heating
- Parking for six vehicles
- Rent - £21,000 pax
- Occupier may benefit from 100% small rate relief





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### Location

West Barn is located in Norton which is an attractive village only five miles east of Chichester and benefits from good road links to the A27 south coast trunk road. Chichester is the County Town of West Sussex and a historic cathedral city located midway between Southampton and Brighton.

### Accommodation

The accommodation comprises a ground floor office suite forming part of a two storey conversion located in West Barn.

Internally, the accommodation is open plan and benefits from its own kitchen and shared W/C's. The office also benefits from parking for six cars, with more overflow parking available, on a 'first come first serve' basis.

We understand the premises to have an approximate NIA of 133.9 sq m (1,442 sq ft).

### Terms

The accommodation is available to let on a new (effectively) full repairing and insuring lease for a term to be agreed, at a rent of £21,000 per annum exclusive.

### Planning

We understand that the premises benefit from Class B1(a) use within the Use Classes Order 1987 (as amended).

### Business Rates

Ratable Value 2017: £12,000

The occupier may be entitled to 100% Small Business Rate relief.

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

### VAT

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

### Legal Fees

Each party to bear their own legal costs incurred.

### EPC

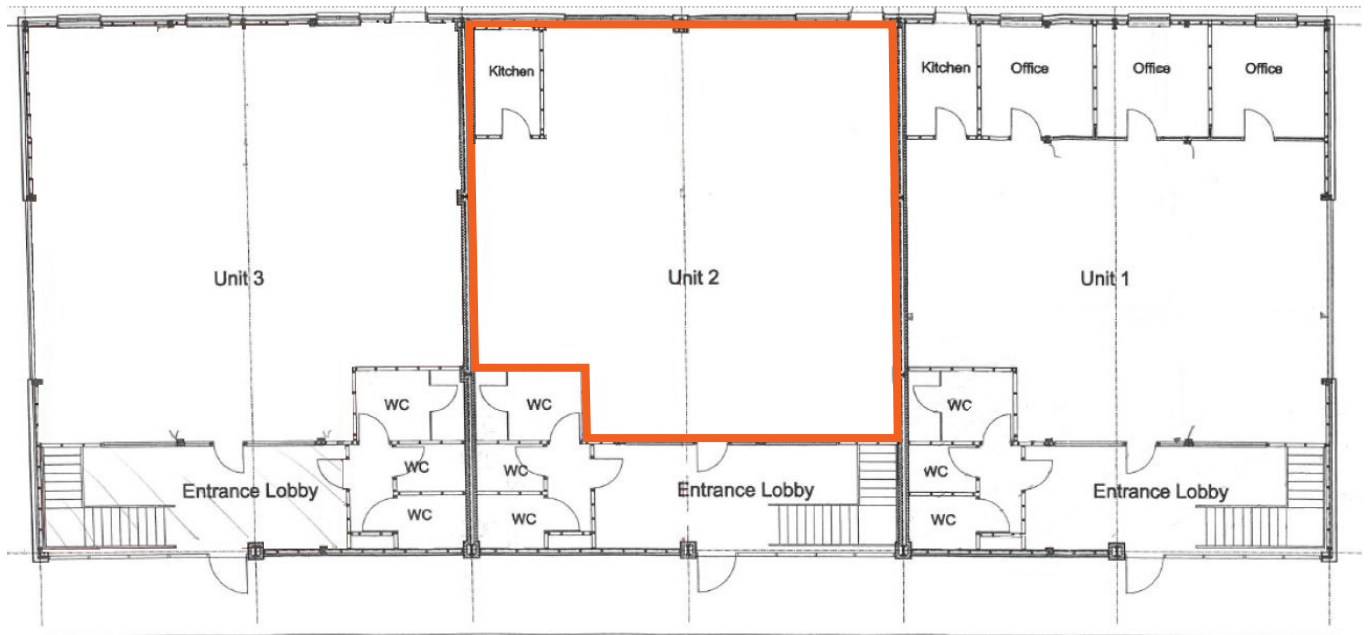
We understand the property to have an EPC rating of C (67).



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### Floor Plan



Maps and plans are for indicative purposes only

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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 Sole Agents Flude Property Consultants

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PROPERTY CONSULTANTS

17 June 2022



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH