



Ground Floor, Unit 10, Donnington Business Park,
Chichester, West Sussex, PO20 7AJ

TO LET

MODERN OFFICE ACCOMMODATION WITH PARKING

Total NIA - 199 sq m (2,140 sq ft)

Key Features:

- Easy access to A27 Chichester bypass
- Desirable semi-rural location
- Mainly open plan floor plate
- Kitchenette
- Allocated parking for 14 cars
- Electric car charging points
- Option to split, and therefore may be eligible for small business rate relief
- New EFRI lease
- Rent on application





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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.

Donnington Business Park is situated on the eastern side of Birdham Road, about two miles to the south of Chichester city centre.

Accommodation

The property comprises a ground floor office suite (forming part of Unit 10, Donnington Business Park).

Internally, the office is generally open plan, and benefits from its own kitchenette and WC facilities. The office also benefits from a total of 14 car parking spaces on the estate.

There is also the option to split the unit, allowing occupiers to take on less space.

We have previously measured the accommodation, and calculate the premises to have an approximate Net Internal Area (NIA) of 2,140 sq ft (199 sq m).

EPC

We understand the property has an EPC rating of C (52).

VAT

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

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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 for a term to be agreed. Rent on application.

There will be a service charge and buildings insurance payable in addition to the rent. Further details are available.

Business Rates

Rateable Value (2017): £25,000.

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).

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

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www.flude.com



Flude
PROPERTY CONSULTANTS

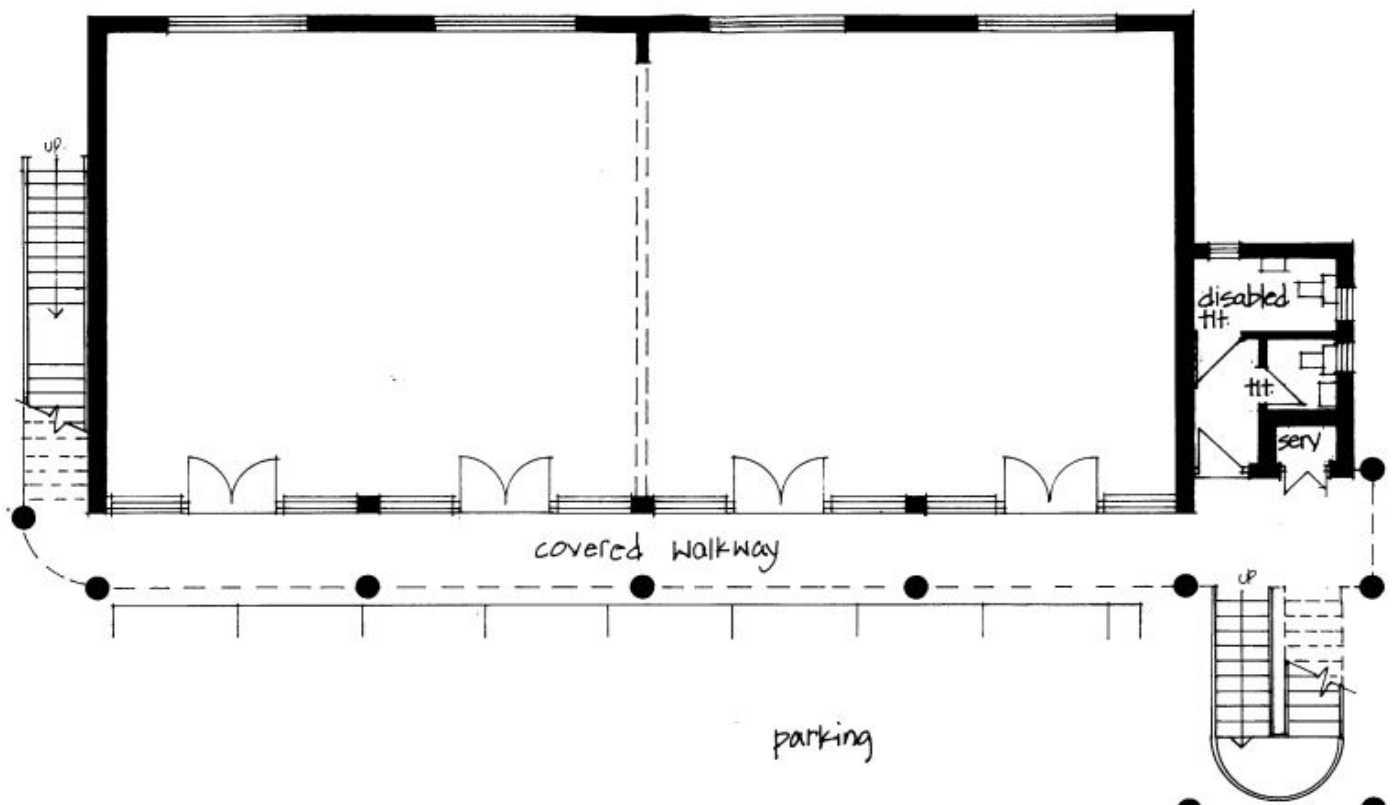


21 September 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plan



For identification purposes only.