



Unit 1, Second Floor, Southern Gate Office Village
Chichester, West Sussex PO19 8SG

TO LET

MODERN OFFICE ACCOMMODATION WITH PARKING

Total NIA - 1,674 sq ft (156 sq m)

Key Features:

- Easy access to A27 south trunk road
- Central location within walking distance of city centre, parking, train and bus stations
- Prestigious office accommodation
- Open plan floor plate
- On site parking for three/four cars
- Passenger lift to all floors (DDA compliant)
- Ability to provide air conditioning
- Fibre optic broadband available
- Rent on application
- Building has an EPC rating of B
- Nicely fitted meeting room and kitchenette
- Excellent natural light and views across the city.





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Location

Chichester is an historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London, 15 miles east of Portsmouth and 30 miles west of Brighton.

The subject accommodation is situated in Southern Gate Office Village, off Terminus Road, a short 10 minute walk from the city's main shopping area. The bus and train station's and multi-storey carpark are located within a five minute walk.

Accommodation

The premises comprise an open plan second floor office suite (forming part of Unit 1, Southern Gate Office Village). The office benefits from its own kitchenette, shared WC's and lift, together with three/four parking spaces.

A meeting room and staff room have been created in the space.

We calculate the premises to have an approximate Net Internal Area (NIA) of 1,674 sq ft (156 sq m).

EPC

We understand the property to have an EPC rating of B (48).

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 subject accommodation 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): £20,250.

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

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www.flude.com



Flude
PROPERTY CONSULTANTS

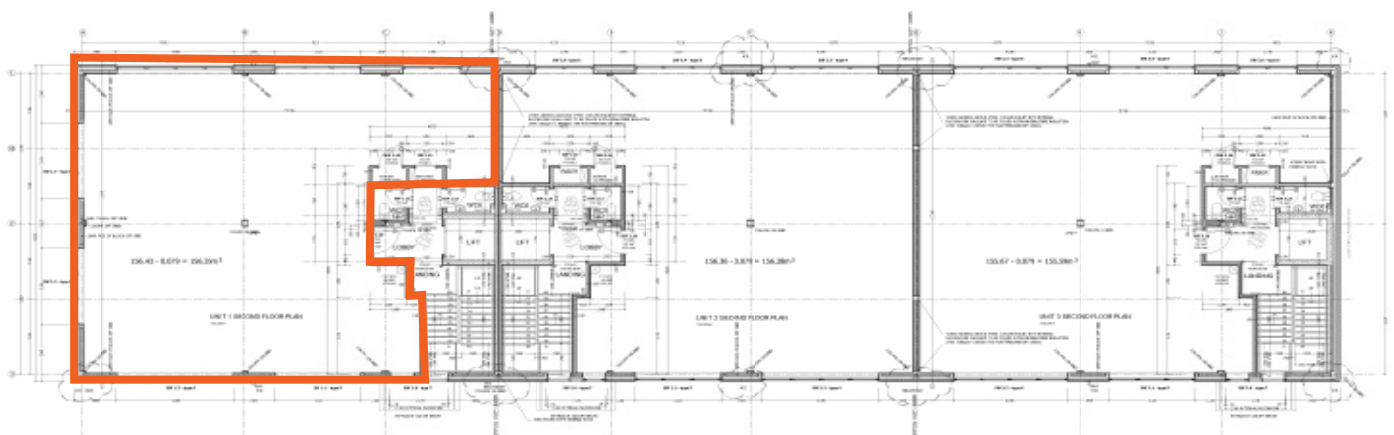


18 October 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plans



For identification purposes only.