



# VINNETROW

## BUSINESS PARK

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**OPEN PLAN FITTED OFFICE AVAILABLE  
TO LET**

**CHICHESTER | PO20 1QH**





**The available space is situated on the first floor of Unit 5, comprising a modern open plan office.**

The office benefits from a number of glass partition meeting rooms, new energy efficient electric heating, new LED lighting, floor boxes, open kitchenette and great natural light from three aspects. The office has the benefit of a parking ratio of 1:200 sq ft, as well as an allocated EV charging point.



**1,983 sq ft open plan office**



**EPC rating B**



**Fitted out with glass partitioned meeting rooms, floor boxes and tea point**



**New LEDs in suite**



**Newly refurbished communal area and WCs**



**Newly installed shower**



**New windows to whole building**



**New efficient electric heating**



**Allocated EV charging point**



**Excellent parking ratio of 1:200 (10 spaces)**



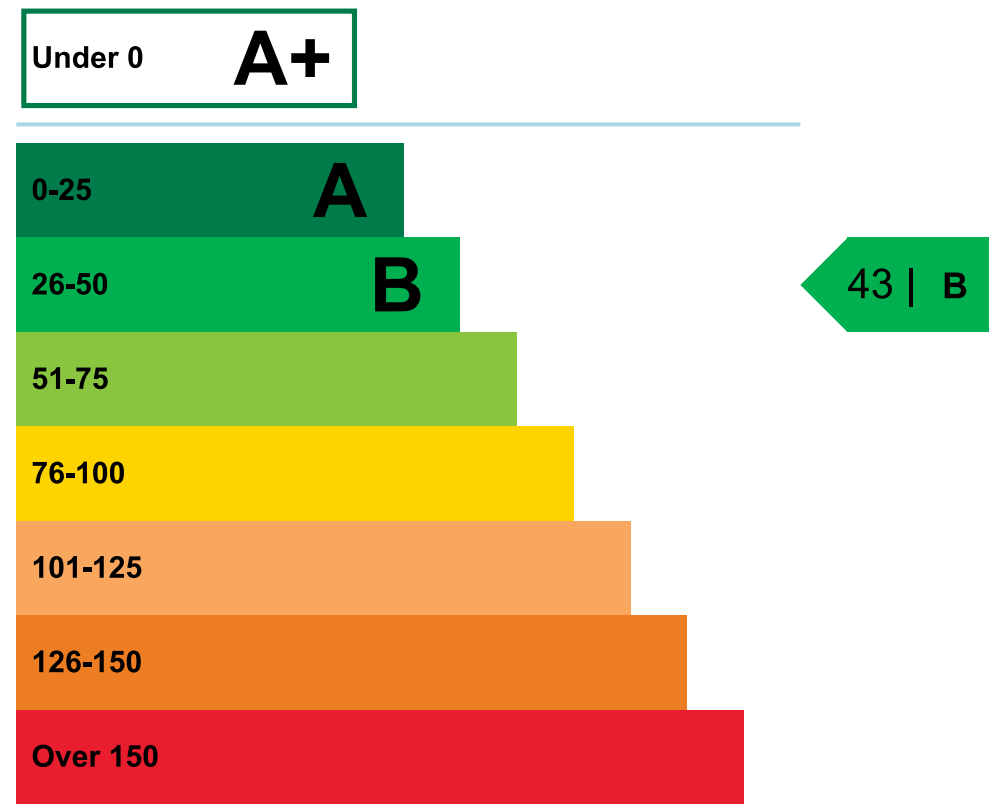
# LOCATION

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.

# ENERGY EFFICIENCY

This property's current energy rating is B43.



Properties are given a rating from A+ (most efficient) to G (least efficient).





# VIEWINGS & FURTHER INFORMATION

## TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed.

Annual rent: P.O.A

Occupier to contribute to a fair and reasonable proportion of the service charge.

## LEGAL FEES

Each party to be responsible for their own legal fees.

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Kingsbridge Estates



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