



# VINNETROW

## BUSINESS PARK

GROUND FLOOR OPEN PLAN OFFICE SUITES  
WITH PARKING AVAILABLE

TO LET

CHICHESTER | PO20 1QH





## LOCATION

# CHICHESTER

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 is a well-established business location and is strategically located, accessed via Vinnetrow Road which is situated off of the A27 south coast trunk road, offering easy connections across West Sussex.

# 15 miles

to the east of Portsmouth

# 30 miles

west of Brighton





AVAILABILITY

# UNIT 2B

**2B, The Courtyard**  
93.27 sq m (1,004 sq ft)

The Courtyard offers bright single storey accommodation

The Courtyard buildings have underwent full refurbishment works to create contemporary and flexible space to inspire occupiers in the late 2010s.

2b benefits from a contemporary finish with raised floors with inset floor boxes, carpet & vinyl flooring, suspended ceiling with hung lighting, kitchenette, W/Cs & externally has the benefit of 5 allocated parking spaces.



New LED Lighting with PIR Sensors



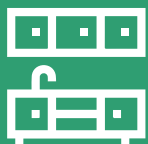
Ground Floor offices: 93.27 sqm (1,004 sq ft)



Five parking Spaces



Exposed services



The suite has it's own W/Cs & kitchenette



EPC Rating A(23)



AVAILABILITY

## UNIT 3D

44.99 sq m (484 sq ft)

The property comprises a small ground floor office ideally suitable for between four and six employees.



New LED Lighting  
with PIR Sensors



Three parking  
Spaces



Open plan  
ground office



Fibre optic  
broadband



EPC Rating  
D(80)



New double glazing  
windows to be installed









# CONTACT DETAILS



**Brandon White**  
**Flude Property Consultants**



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## TERMS

The properties are 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.

## MISREPRESENTATION STATEMENT

IMPORTANT NOTICE - Flude Property Consultants provide these property particulars in good faith but cannot guarantee accuracy or that they form part of any contract. No representative has the authority to make any representation or warranty. Interested parties should verify the information and make their own enquiries about planning and business rates. September 2023.