



2 and 3 Broadbridge Business Centre
Delling Lane, Bosham, West Sussex. PO18 8NF

TO LET

RURAL OFFICES IN IDYLIC LOCATION

Size 1,481 sq ft to 3,035 sq ft

Key Features:

- Situated in well established business location within five minutes' walk of Bosham Station
- Easy access to Chichester city centre and close proximity to A27
- Available separately or together
- Attractive courtyard and landscaped garden
- Six parking spaces per unit
- Other nearby occupiers include a Co-op Convenience Store, The Post Office and a Doctors Surgery





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Location

Bosham is located approximately three miles to the west of Chichester. Chichester city centre and is easily accessible via the A259, whilst the A27 lies in close proximity to the north.

The property is situated on the well established Broadbridge Business Centre, just south of the Broadbridge roundabout at the junction of Delling Lane and the A259 Chichester to Emsworth Road.

Bosham Station lies within a 5 minute walk and provides a regular service to Havant and Chichester.

Accommodation

Both units are formed over ground and first floors with Unit 2 well presented with glass partitioning, carpet and vinyl flooring, modern kitchenette, spot and strip lighting and W/C. A partially glazed frontage and velux windows at first floor level offer good natural light..

Unit 3 is generally open plan in nature on each level, with a boardroom on the first floor. The offices are carpeted and benefit from gas central heating, kitchenette, WC, perimeter trunking and good natural light.

Both offices each have the benefit of six parking spaces on site.

The accommodation has the following approximate floor areas (IPMS3):

Unit	Sq ft	Sq m
Unit 1	1,554 sq ft	144.37 sq m
Unit 3	1,481 sq ft	137.59 sq m
Total	3,035 sq ft	395.67 sq m

EPC

We understand the properties have respective EPC ratings of:

Unit 2 - D (85)
Unit 3 - D (83)

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

Price on application.

The units are available to let, individually or combined, by way of new full repairing and insuring leases terms.

A service charge will be payable and further information is available upon request.

Business Rates

Unit 2 is currently assessed on a floor by floor basis, with a combined RV of £20,700

Unit 3 - Rateable Value: £18,500

Occupiers should make their own investigations in respect of their rates liability.

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.



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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 joint agents

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PROPERTY CONSULTANTS



MANHIRE LLP
Chartered Surveyors

September 2023



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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