

INCLUSIVE  
RENT



Third Floor, 1 Old Market Avenue  
Chichester, West Sussex, PO19 1SP

**TO LET**

## MODERN SERVICED OFFICES IN CENTRAL CHICHESTER

Office 1 - LET

Office 2 - 15.24 sq m (164 sq ft)

### Key Features:

- Central position close to public car parks, bus and rail stations
- Chichester is a thriving retail and administrative location
- Self-contained private offices
- The offices have recently undergone full refurbishment
- Flexible terms available
- Broadband available
- All inclusive rents
- Rent £450 pcm per office
- Shared shower and kitchen facilities
- DDA Compliant WC
- Tea and coffee included





## 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.

What3words: assets.ridge.lows

## Accommodation

The property has undergone significant refurbishments throughout including new kitchen, WC's and flooring to a high standard.

The accommodation will benefit from the following amenities:

- Good natural light
- Conference and meeting facilities - one day a month or 2 hours per week included, subject to booking one week in advance.
- Further usage of meeting rooms will be charged at the following rates:  
Day rate - £50.00, plus VAT  
Hour Rate - £10.00, plus VAT
- Separate male & female WC accommodation
- Kitchen and shower facilities available
- Perimeter trunking
- Lift
- Heating and air conditioning
- Inclusive of all utilities
- Internet
- Professional office cleaning
- LED lighting

The property has the following approximate NIA:

Office 1	LET	
Office 2	164 sq ft	15.24 sq m
<b>Total</b>	<b>164 sq ft</b>	<b>15.24 sq m</b>

The offices are available individually or combined.

## EPC

We understand the property to have an EPC rating of C(70).

## Planning

We understand the premises benefit from Use Class E (c) (e) Office, under The Town and Country Planning (Use Classes) Order 1987.

## Terms

The offices are available to let by way of a new internal repairing and insuring lease or alternatively license agreement, for a term to be agreed. The rent is inclusive of all costs, at a rent of £450pcm.

A full breakdown can be provided on request.

## Business Rates

To be assessed.

It is assumed the offices will fall under the threshold for Small Business Rates Relief.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## 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.

## Other

In accordance with Section 21 of the Estate Agents Act 1979 we declare that Flude Property Consultants have an interest in the property.



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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 sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH