



Mathis House, Leigh Road  
Chichester, West Sussex, PO19 8TT

**TO LET**

## OFFICES/E CLASS SPACE

From 155 sq ft upwards

### Key Features:

- Well located close to A27 and city centre
- Walking distance to train and bus stations
- Chichester Gate Retail Park with occupiers such as Cineworld, Premier Inn, and Nuffield Health is 2 minutes walk
- Parking on site - available to rent
- Rents from £29.50 per sq ft inclusive
- Offices ranging from 155 sq ft
- Meeting rooms to rent
- Flexible Plans
- Separate male & female WC
- Kitchenette facilities





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## 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.

## Accommodation & Tenancy Schedule

| Ground Floor | Size (sq ft) | Rent PA | Rent PM   |
|--------------|--------------|---------|-----------|
| Office 1     | 270          | £9,045  | £753.75   |
| Office 2     | 525          | £17,587 | £1,465.63 |
| Office 5     | 240          | £8,040  | £670.00   |

| First Floor | Size (sq ft) | Rent PA   | Rent PM |
|-------------|--------------|-----------|---------|
| Office F1   | 500          | £14,750   | £1,229  |
| Office F2   | 272          | £8,024    | £668.67 |
| Office F4   | 185          | £5,457    | £454.80 |
| Office F5   | 245          | £7,227.50 | £602.30 |
| Office F6   | 192          | £5,664    | £472.00 |

Parking spaces available to rent at £12 per week.

## Terms

The offices are available to let typically on a standard lease of 12 months or longer if required. This does exclude telephone and broadband which can be provided by the Landlord if required.

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.

May 2024

## 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.

## Business Rates

The rent is inclusive of business rates.

## 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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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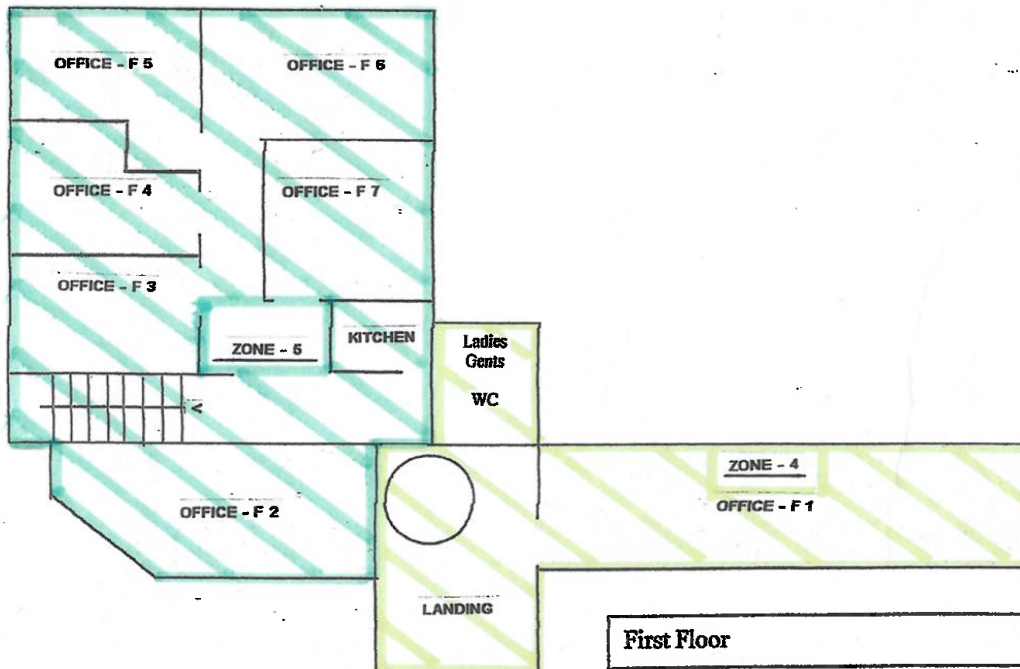
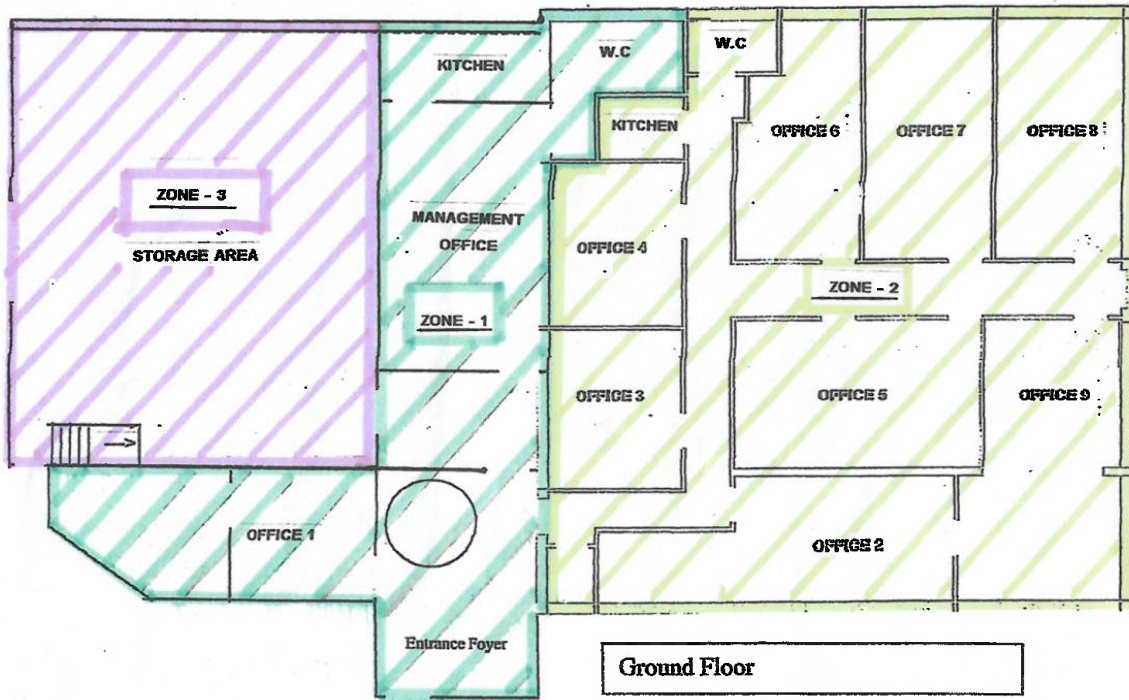
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## Floor Plan



For identification purposes only.