



**TO LET**

**First Floor, Midland House  
Market Avenue, Chichester, West Sussex PO19 1JU**



## Key Features

- Chichester is an affluent cathedral city in West Sussex
- Central location within walking distance of the city centre, parking, train and bus stations
- Refurbishment of external elevations and common ways starting in August
- Suite available from January 2025 (earlier by negotiation)
- Total NIA of 300.84 m sq (3,238 sq ft).
- Entry phone system
- Air-Conditioning
- On site parking for six cars
- New EFRI lease available
- Rent on application





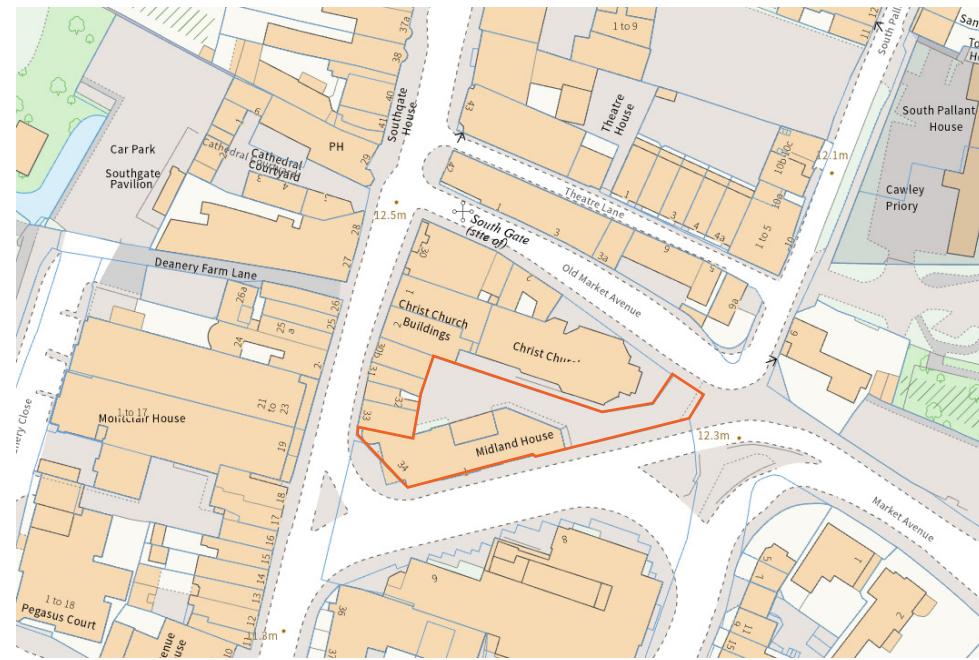


## Location & Situation

The Cathedral City of Chichester is an historic and thriving administrative centre in West Sussex. The city is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

The city has excellent road communications being conveniently situated on the A27 south coast trunk road which runs east to Worthing and Brighton and west to Portsmouth where it connects with A3(M) M27 and M3 motorways. Gatwick Airport is located approximately 50 miles to the north east.

By rail, there are frequent services to London Victoria (1 hour 30 minutes); as a result Chichester is a popular commuter location for those working in London's City and West End which has benefited the local economy accordingly.





## Description & Accommodation

The property comprises a first floor office accommodation which is accessed by either lift or communal stairwell. The office is primarily open plan with small offices at each end of the floor plate. The space comes with Air-Conditioning, LED lighting, solid carpeted floor with perimeter trunking, entry phone system, kitchenette with communal toilets at each half landing and also benefitting from 6 parking spaces.

The floor plate does allow the suite to be divided into a larger east wing and smaller west wing.

We have measured and calculate the premises to have an approximate Net Internal Area (NIA) of 300.84 m sq (3,238 sq ft).







## Rateable Value

Rateable Value (2023): £39,750

**Rates Payable (2023): £19,477**

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

## EPC

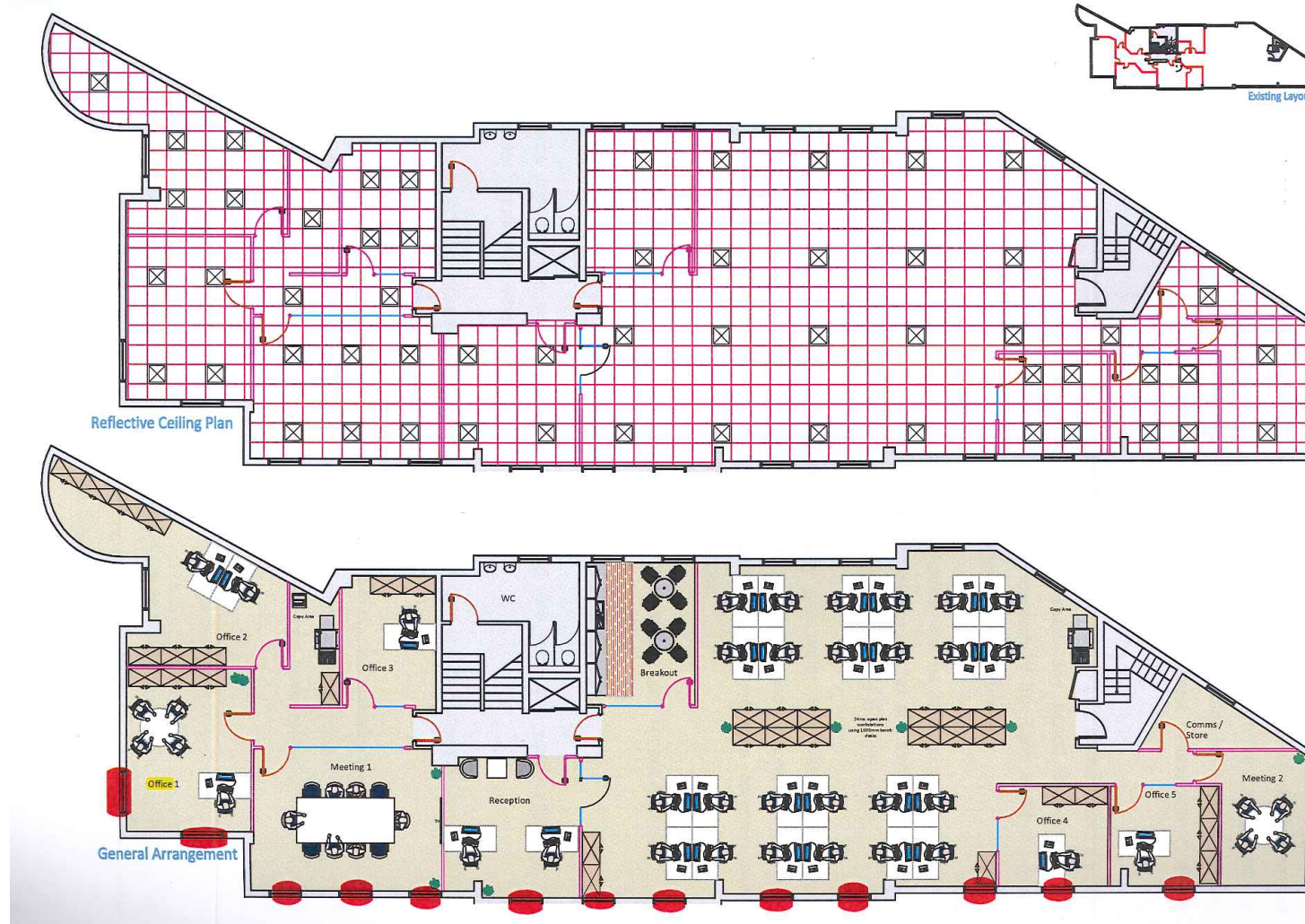
We understand the property to have an EPC rating of C (72).

## 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





FLOOR PLAN For identification purposes only



## Tenure

Leasehold.

## Terms

The property is available to let by way of a new effectively full repairing and insuring lease.

Rent on application.

## 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.



## Further Information

Please contact the sole agents Flude Property Consultants:

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July 2024

