



Ground Floor, Donnington Park House  
Donnington, Chichester, West Sussex PO20 7DU

**TO LET**

**MODERN OFFICE  
ACCOMMODATION WITH PARKING**  
Total NIA - 188 sq m (2,024 sq ft)

**Key Features:**

- Easy access to A27 Chichester bypass
- Desirable semi-rural location
- Mainly open plan floor plate
- Floor boxes for IT/networking together with perimeter trunking
- Kitchenette and WC's
- Entry phone system
- Suspended ceiling with LED lighting
- Rent £32,200 pax
- New EFRI lease available





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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.

Donnington Business Park is situated on the eastern side of Birdham Road, about two miles to the south of Chichester city centre.

## Accommodation

The property comprises of a ground floor office suite which is generally open plan, with kitchenette and WC facilities.

The unit also benefits from allocated parking for 11 cars.

We have measured and understand the accommodation to have an approximate NIA of 188 sq m (2,024 sq ft).

## EPC

To be assessed.

## Business Rates

Rateable Value (2023): £28,750.

Rates Payable (2023): £14,346 (approximately).

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

## 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

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed, at a commencing rent of £32,200 per annum exclusive.

There will be a service charge and buildings insurance payable in addition to the rent. Further details are available.

## 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.

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.

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## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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