



1st & 2nd Floor Offices  
23 & 24 North Street, Chichester, West Sussex, PO19 1LB

**TO LET**

## CITY CENTRE OFFICES

From 896 sq ft to 2,605 sq ft

### Key Features:

- Chichester is an attractive cathedral city
- Central position close to public car parks, bus and rail stations
- Refurbishment works to be agreed, subject to terms
- Offices arranged over first and second floors
- New lease available
- No. 23 - 896 sq ft
- No. 24 - 1,709 sq ft
- Rent from £15.00 per sq ft pax





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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

The accommodation forms part of a Grade II Listed building and is arranged over first and second floors. Access is from North Street via a ground floor entrance.

We have measured and calculate the accommodation to have the following approximate Net Internal Area (NIA):

	Sq M	Sq Ft
No. 23	83.24	896
No. 24	158.76	1,709
Total	242	2,605

## EPC

We understand the property to have an EPC rating of C (119).

## Planning

We understand that the premises benefit from Class B1(a) Office use within the Use Classes Order 1987 (as amended).

## 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 £15 per sq ft per annum exclusive.

## Business Rates

To be reassessed.

## VAT

We understand the property is registered for 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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