



1-2 The Barn, Oldwick Farm, West Stoke Road
West Lavant, Chichester, West Sussex PO18 9AA

TO LET

RURAL OFFICE ACCOMMODATION WITH PARKING

Total Size - 181.43 sq m (1,953 sq ft)

Key Features:

- Attractive rural setting
- New EFRI lease available
- Rent on application
- Possible occupiers may be eligible for small business rates relief
- On site car parking
- Kitchenette and WC's
- Entry phone system
- Comfort cooling





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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 Office comprises part of a 2-storey commercial complex of buildings arranged in an attractive courtyard setting. The subject office accommodation comprises a ground and first floor office in the main building and a small supplementary office located across the courtyard. The suite benefits from electric heating, glazed windows, AC in part, mix of LED and traditional lighting, large kitchen/welfare area, male & female WCs as well as an entry phone system.

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

| Area | Sq M | Sq Ft |
|----------------------|---------------|--------------|
| Main Building | | |
| Ground Floor | 58.8 | 633 |
| First Floor | 83.89 | 903 |
| Out Building | | |
| Office | 18.3 | 197 |
| Storage 1 | 8.08 | 87 |
| Storage 2 | 12.35 | 133 |
| Total | 181.43 | 1,953 |

EPC

We understand the property to have an EPC rating of E.

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.

November 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.

Terms

The property is available to let by way of a new internal repairing and insuring lease for a term to be agreed.

Price on application.

Business Rates

Rateable Value (2023): £12,750.

As the rateable value falls between £12,000 & £15,000, it's possible occupiers may be eligible for approximately 50% small business rates relief.

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

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 joint sole agents Flude Property Consultants and Joint Agent Company:

Mark Minchell
m.minchell@flude.com
01243 929136
www.flude.com



Henry Adams Commercial
andy.algar@henryadams.co.uk
01403 282519

