



Part 1st Floor & 2nd Floor Offices
76-77 East Street, Chichester, West Sussex PO19 1HL

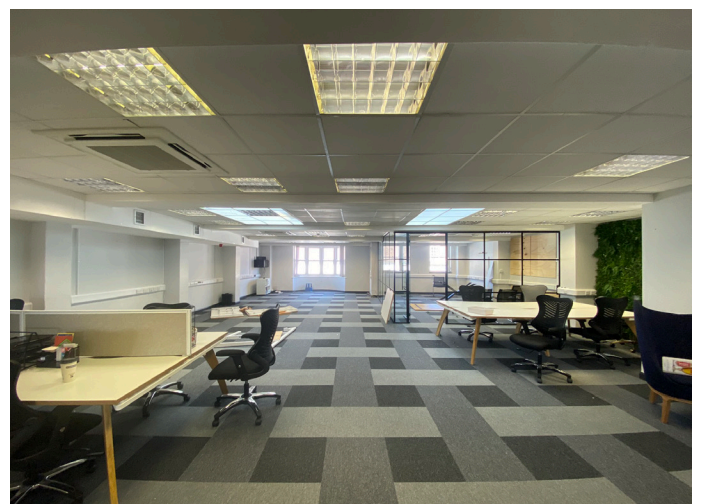
TO LET

CITY CENTRE OFFICE ACCOMMODATION

Total NIA - 295.7 sq m (3,182 sq ft)

Key Features:

- Chichester is an affluent cathedral city in West Sussex
- Central position close to public car parks, bus and rail stations
- First Floor - 832 sq ft
- Second Floor - 2,350 sq ft
- Perimeter trunking
- Kitchenette and WC's
- Air conditioning
- New EFRI lease available
- Rent on application





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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.

The property is situated on the south side of East Street, close to its junction with North Pallant and Baffins Lane.

Accommodation

The property comprises part 1st and 2nd floor offices with self-contained access from street level. The offices benefit from perimeter trunking and air conditioning.

The property has the following approximate NIA:

Area	Sq M	Sq M
1st Floor	77.3	832
2nd Floor	218.4	2,350
Total	295.7	3,182

Business Rates

Rateable Value (2023): £35,000

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.

Rent on application.

EPC

We understand the property to have an EPC rating of C (67).

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.

November 2024

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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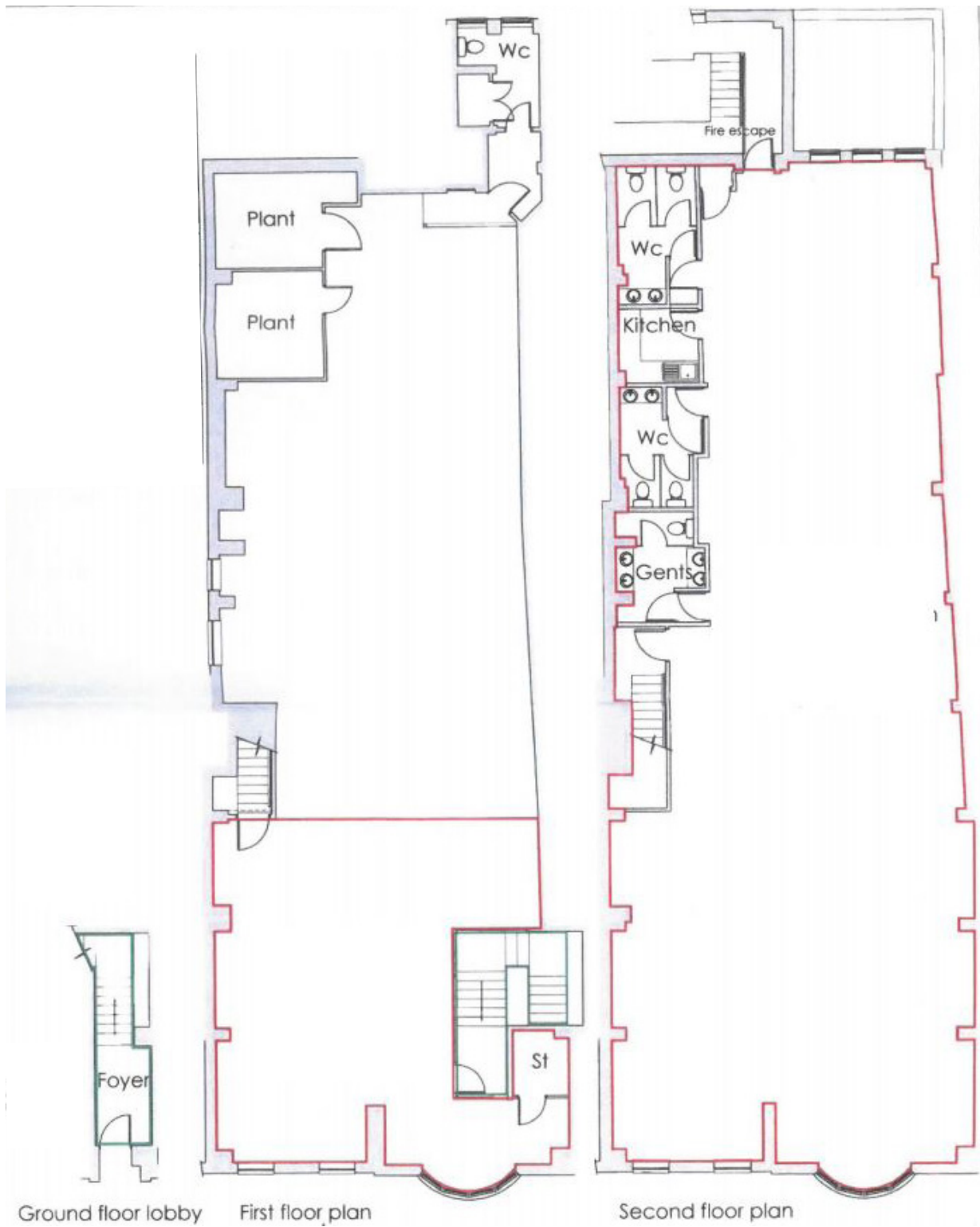


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Floor Plan



For identification purposes only.