



Ground Floor, Unit 2, Southern Gate Office Village
Chichester, West Sussex PO19 8SG

TO LET

BRAND NEW CITY CENTRE OFFICE ACCOMMODATION WITH PARKING

Size 1,562 sq ft (145.11 sq m) - 9,824 sq ft
(912.65 sq m)

Key Features:

- Easy access to A27 south trunk road
- Central location within walking distance of city centre, parking, train and bus stations
- Prestigious office accommodation
- Open plan floor plates with raised floors and air conditioning
- 3 on site parking
- Passenger lift to all floors (DDA compliant)
- To let on new EFRI lease(s) as a whole or on a floor by floor basis
- Ability to let more room
- All floors are available





Location

Chichester is an historic and thriving administrative centre for 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 subject accommodation is situated in Southern Gate Office Village, off Terminus Road, a short 10 minute walk from the the city's main shopping area.

The bus, train station and multi-storey car park are located within a five minute walk, with train services running to Southampton, Portsmouth, Brighton, Gatwick Airport and London.

Accommodation

The office suites have the following approximate Net Internal Areas:

Unit 2	Sq Ft	Sq M
Ground Floor	149	1,604
First Floor	153	1,674
Second Floor	156	1,682
Total	459	4,924

The specification provides:

- Raised floors
- Carpeted
- Suspended ceilings
- Gas fired central heating
- LED lighting
- Door entry system
- Disabled WCs on each floor
- Onsite parking
- Four man passenger lift

EPC

We understand the property to have an EPC rating of B (50).

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 subject accommodation is available to let as a whole or on a floor by floor basis by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £21.50 psf.

Freehold prices available upon request.

Business Rates

Unit 2 - Rateable Value: £78,500

Needs to be assessed separately.

EPC

We understand the property to have an EPC rating of B (50).

VAT

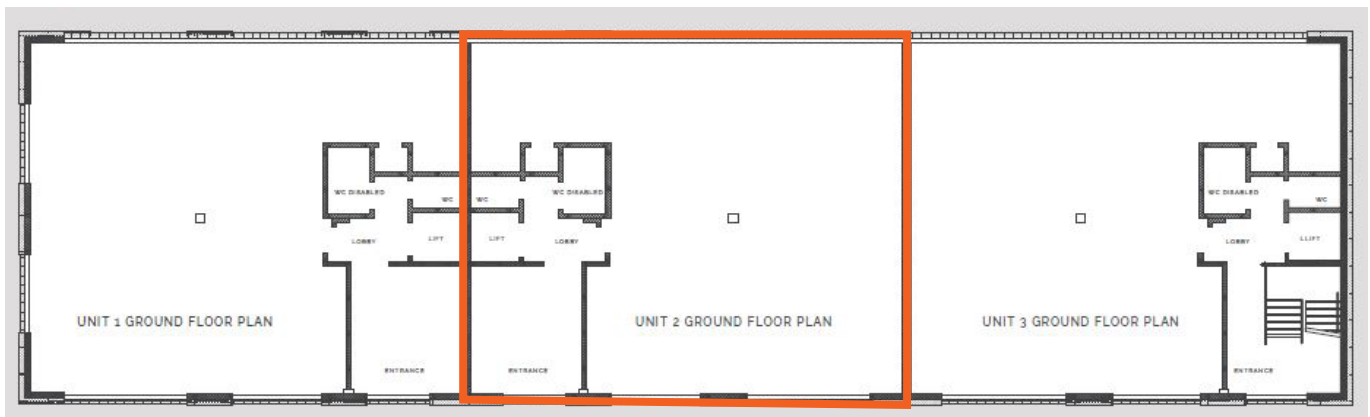
Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



Floor Plan



For identification purposes only.

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.

January 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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