



Eastrop House, 3 East Pallant  
Chichester, West Sussex PO19 1TR

**TO LET**

## E CLASS / OFFICE

Total NIA - 202.5 sq m (2,182 sq ft)

### Key Features:

- City centre location
- Close proximity to bus/train stations and car parks
- Rent on application
- No VAT
- Good natural light
- Kitchen and break out area
- Separate male and female WC's
- Courtyard garden
- Self contained





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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 located on the southern side of East Pallant, close to its junction with South Pallant.

## Accommodation

The property comprises a three-storey Grade II Listed building, and is currently laid out as separate, well presented, office suites on each floor. Also benefitting from a kitchen, staff room and WC's.

There is also an attractive enclosed courtyard to the rear.

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Ground Floor	57.9	624
First Floor	72.9	784
Second Floor	26.9	290
Basement	31.9	344
Restricted head room	12.9	140
<b>Total</b>	<b>202.5</b>	<b>2,182</b>

## EPC

To be re-assessed.

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.

February 2025

## 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.

## Business Rates

Rateable Value (2023): £22,000.

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 sole agents Flude Property Consultants:

Mark Minchell

m.minchell@flude.com

01243 929136

www.flude.com

Noah Minchell

n.minchell@flude.com

01243 217302

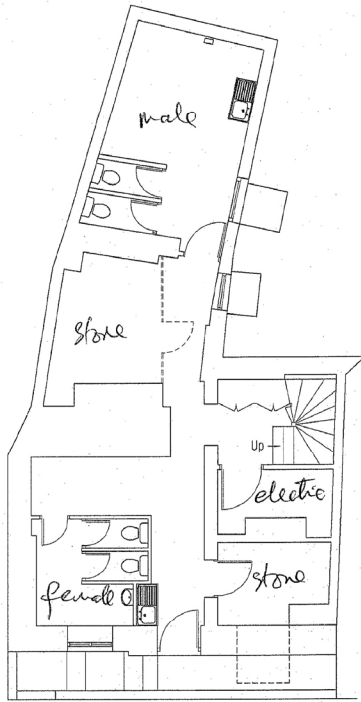


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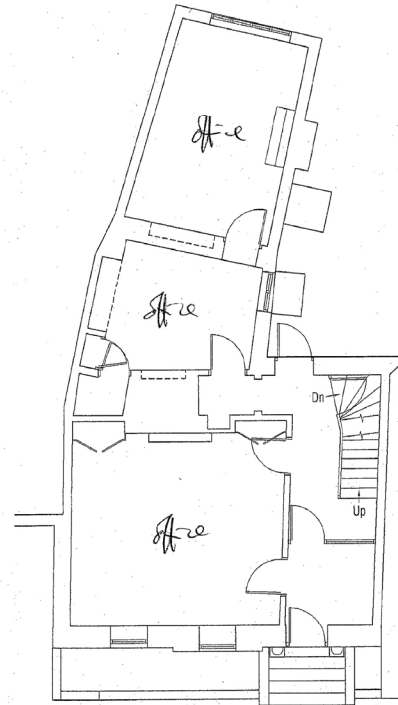




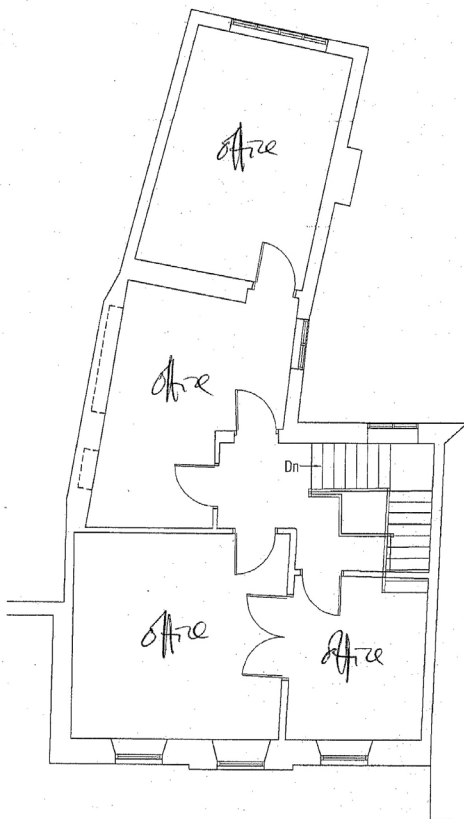
## Floor Plans



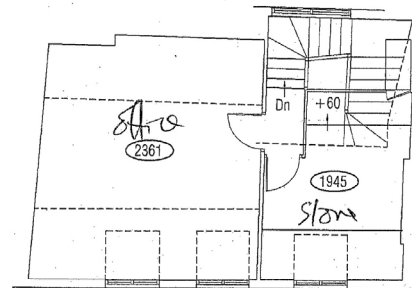
Basement



Ground Floor



First Floor



Second Floor

For identification purposes only.



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## Additional Photos

