



**FOR SALE**

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



## 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
- On site parking for 10 vehicles, with the possibility of more by prisoner parking
- Passenger lift to all floors (DDA compliant)
- Each Floor size approx. 1,600 sqft





## Location & Situation

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 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.





## Description & Accommodation

The office suite has the following approximate Net Internal Areas:

Unit 2	Sq Ft	Sq M
Ground Floor	149	1,604
First Floor	153	1,674
Second Floor <b>UNDER OFFER</b>	156	1,682
<b>Total</b>	<b>459</b>	<b>4,924</b>

The specification includes:

- 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





## Rateable Value

Rateable Value (2023) £78,500

## EPC

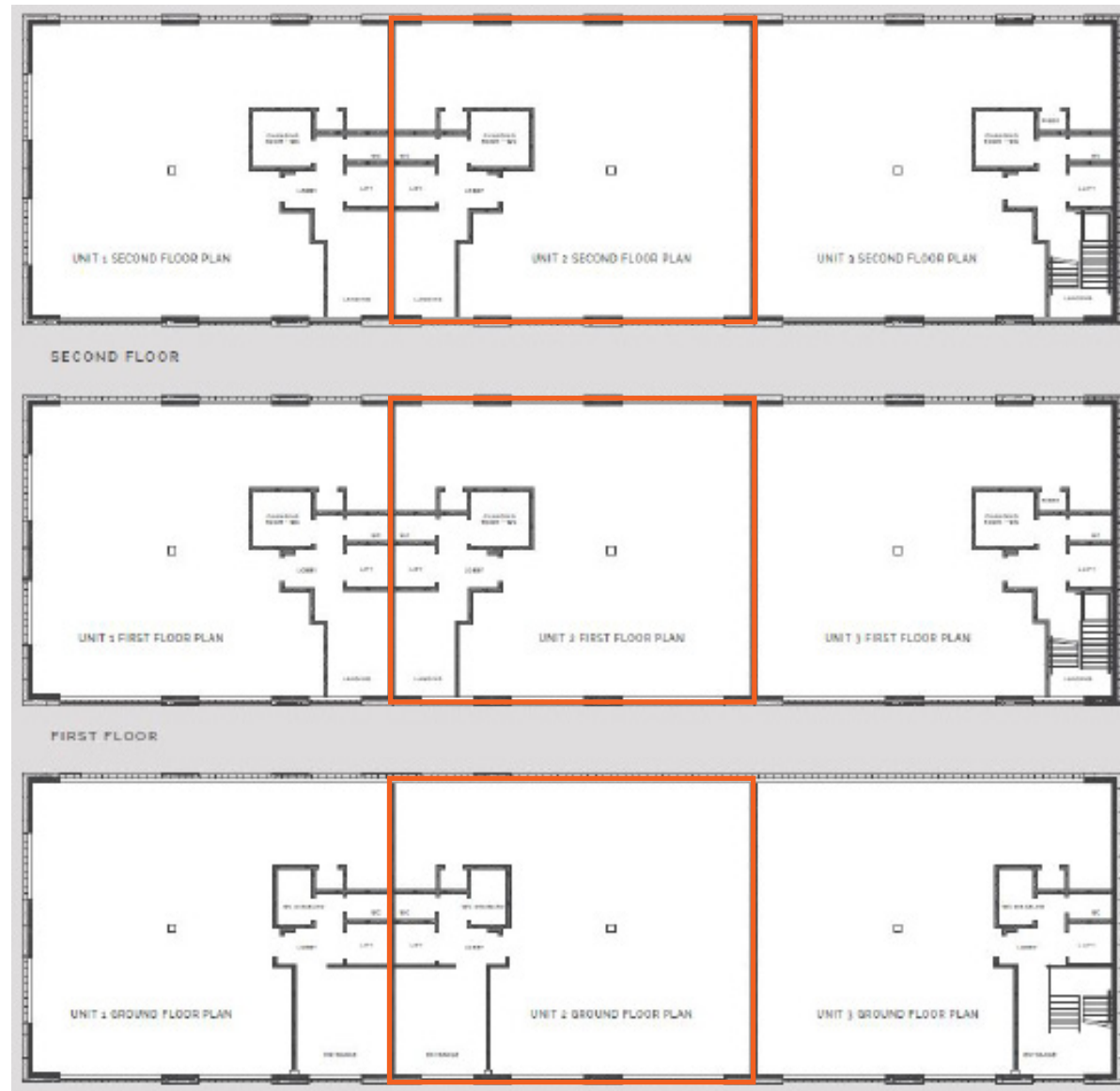
We understand the property to have an EPC rating of B (50).

## 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.





FLOOR PLAN For identification purposes only



## Terms

Freehold prices available upon request.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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