



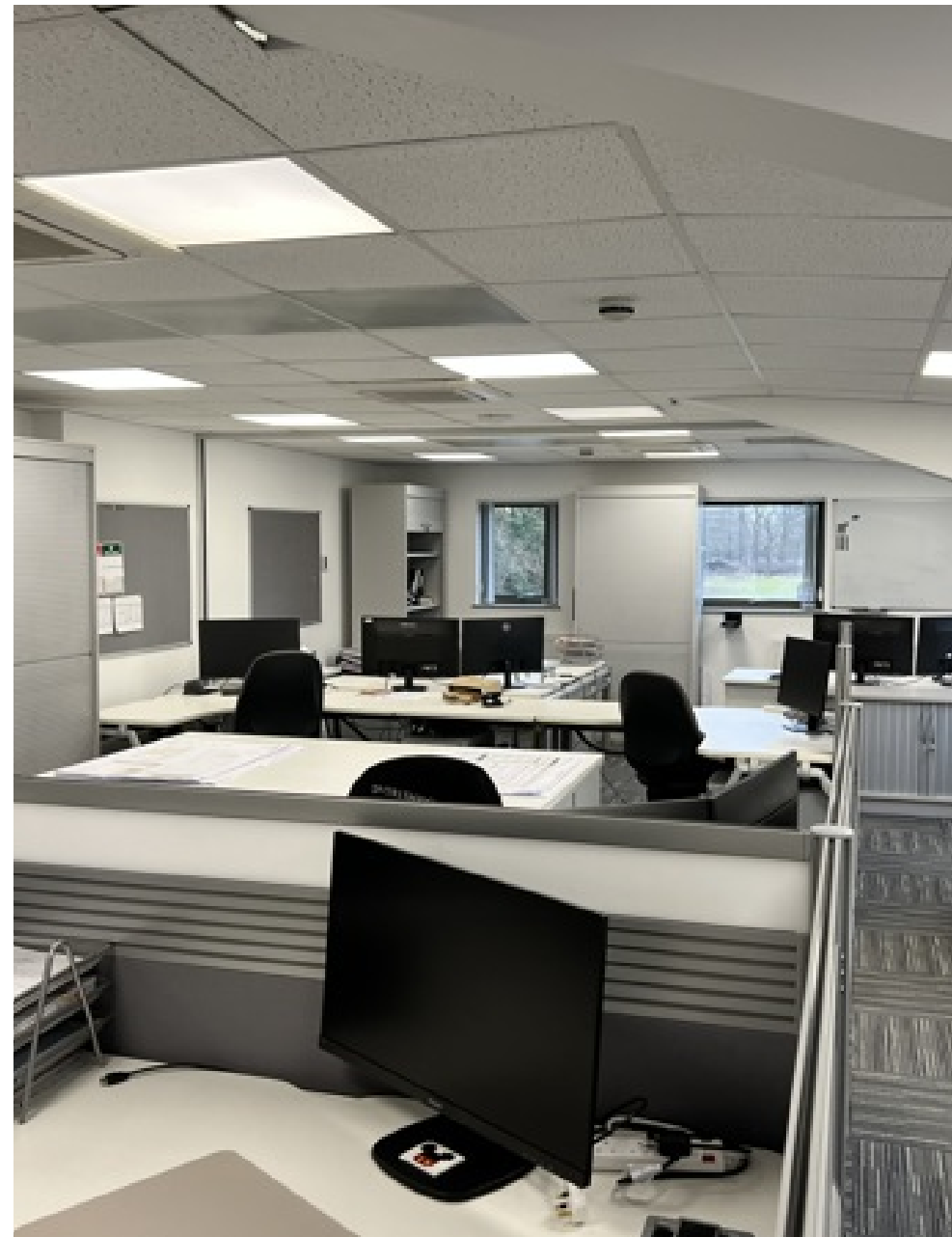
**TO LET**

Ground And First Floor Unit 1A, Oakwood Business Park  
Oakwood, Chichester, West Sussex, PO18 9AL



## Key Features

- Two E Class/Office Suites to Let either together or individually
- LED lighting, kitchen, meeting rooms, AC in part
- On site parking
- Secure yard available by separate negotiation to provide storage or additional parking.
- Size from 843 sq ft to 1,878 sqft
- New EFRI lease/leases available
- Excellent rural location to north of Chichester but with quick access into the city
- Whole (excluding yard) - £24,500 pax
- Ground floor - £12,645 pax
- First Floor - £15,000 pax







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## Location & Situation

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.

Oakwood Business Park is located northwest of Chichester, approximately 2.5 miles from the town centre.





## Description & Accommodation

The subject property comprises an attached building currently configured as a single building but with two separate lettable areas, known as Units 1a & 1b.

The subject property known as Unit 1a, forms the northern half of the property, and is arranged as two-storey office accommodation. The offices have generally been carpeted throughout, and benefit from suspended ceiling tiles, air conditioning and central heating.

Each floor can be let separately.

There is also a secure yard which is available if the whole property is taken. Size approximately £160 sqm or 1,700 sqft which can provide secure storage or additional parking. More details on request.

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

Area	Sq Ft	Sq M
Ground Floor	843	78.31
First Floor	1,035	96.15
Total	1,878	174.47





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## Rateable Value

Rateable Value (2023): £25,750.

If the floors are let separately an application to split this assessment will be made which may bring the smaller suite RV's to under the small business rates threshold. Interested parties to make their own enquiries.

## EPC

Further information on request.

## Planning

We understand that the premises benefit from a Class E use under the Town & Country Planning (Use Classes) Order 1987, as amended and more specifically as offices.

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.





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## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease or leases for a term to be agreed.

Whole (excluding yard) - £24,500 pax

Ground floor - £12,645 pax

First Floor - £15,000 pax

## 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.



## Further Information

Please contact the sole agents Flude Property Consultants:

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5 September 2025

