



TO LET

First Floor 10 Donnington Business Park
Birdham Road, Chichester, West Sussex, PO20 7DU



Key Features

- On-site parking for 11 cars (more parking available by agreement)
- Attractive semi-rural location within a well-established business park
- Conveniently situated within half a mile of the A27 Chichester By-Pass
- Double glazing
- Perimeter Trunking with additional compartments within concrete screed floor.
- Meeting room and kitchenette
- Rent £36,256 pax
- Total size 2,108 sq ft
- Electric Car Charging Points
- New EFRI lease

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.

Donnington Business Park is situated on the eastern side of Birdham Road, about about two miles to the south of Chichester city centre.

Description & Accommodation

The property comprises well-presented first floor office accommodation within an attractive, purpose-built office building at Donnington Business Park. The suite provides modern and functional workspace suitable for a range of occupiers and is located conveniently close to the A27 and Chichester city centre.

The accommodation is arranged to provide a mixture of open plan and partitioned offices. The south suite is largely open plan and incorporates a kitchenette, whilst the north suite has been partitioned to form three rooms comprising a larger office, additional office/meeting room and a boardroom. Separate male and female WC facilities are provided.

The specification includes carpeting, suspended ceilings with fluorescent lighting, double glazed windows, in-floor compartment trunking with additional perimeter trunking, underfloor heating and window blinds. A security alarm system is also installed.

The suite benefits from 11 allocated car parking spaces on the estate, with additional spaces potentially available by separate negotiation.

Consideration given to splitting the space into two suites each of 1,054 sqft each.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
First Floor	2,108	195.83
Total	2,108	195.83



Rateable Value

Rateable Values 2026

The floor has two assessments so split into two suites and each assessment is £20,750, so a total RV of £41,500.

EPC

We understand the property has an EPC rating of C.

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 of years to be agreed and subject to rent review at a commencing rent of £36,256 per annum exclusive.

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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12 May 2026

