

RENT
REDUCTION &
INCENTIVES AVAILABLE



TO LET

First Floor, Midland House
Market Avenue, Chichester, West Sussex PO19 1JU



Key Features

- Central location within walking distance of the city centre, parking, train and bus stations
- Refurbishment of external elevations completed
- A mixture of attractive open plan accommodation with some individual meeting rooms giving excellent flexibility of accommodation
- Entry phone system
- Air-Conditioning
- On site parking for six cars
- New EFRI lease available
- Rents between £15 - £16 per sq ft



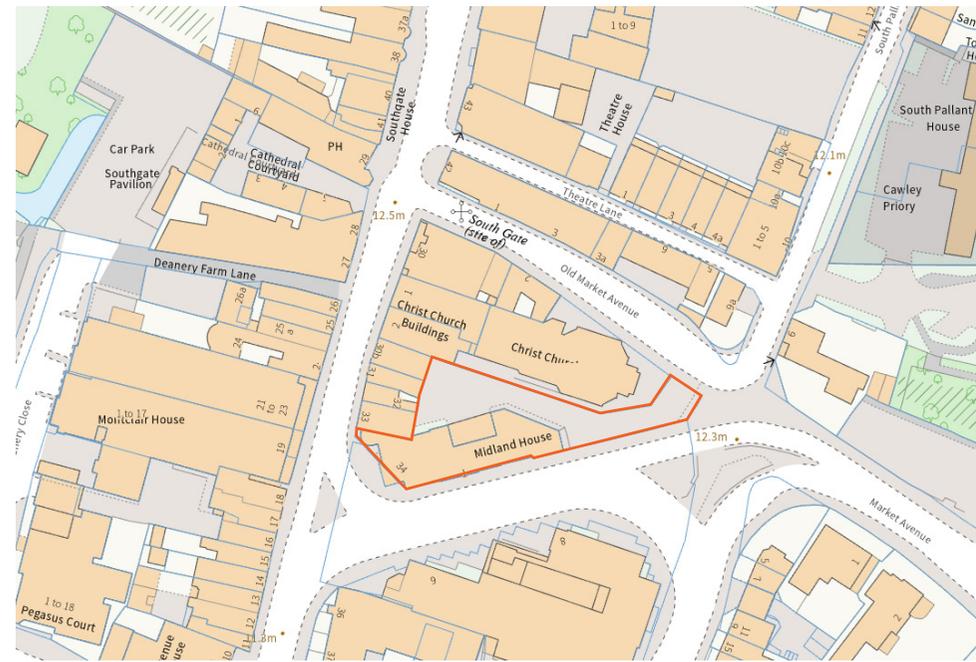


Location & Situation

The Cathedral City of Chichester is an historic and thriving administrative centre in 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 city has excellent road communications being conveniently situated on the A27 south coast trunk road which runs east to Worthing and Brighton and west to Portsmouth where it connects with A3(M) M27 and M3 motorways. Gatwick Airport is located approximately 50 miles to the north east.

By rail, there are frequent services to London Victoria (1 hour 30 minutes); as a result Chichester is a popular commuter location for those working in London's City and West End which has benefited the local economy accordingly.





Description & Accommodation

The property comprises a first floor office accommodation which is accessed by either lift or communal stairwell.

The office is primarily open plan with small offices at each end of the floor plate. The space comes with Air-Conditioning, suspended ceiling with recessed lighting, solid carpeted floor with perimeter trucking, entry phone system, kitchenette with communal toilets at each half landing and also benefiting from 6 parking spaces.

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

Area	Sq Ft	Sq M
East Wing	2,185	202.99
Small Suite - West Wing	950	88.23
Whole	3,135	292.22





Rateable Value

Rateable Value (2026): £42,500

Occupiers will pay approximately 43% of this per annum.

EPC

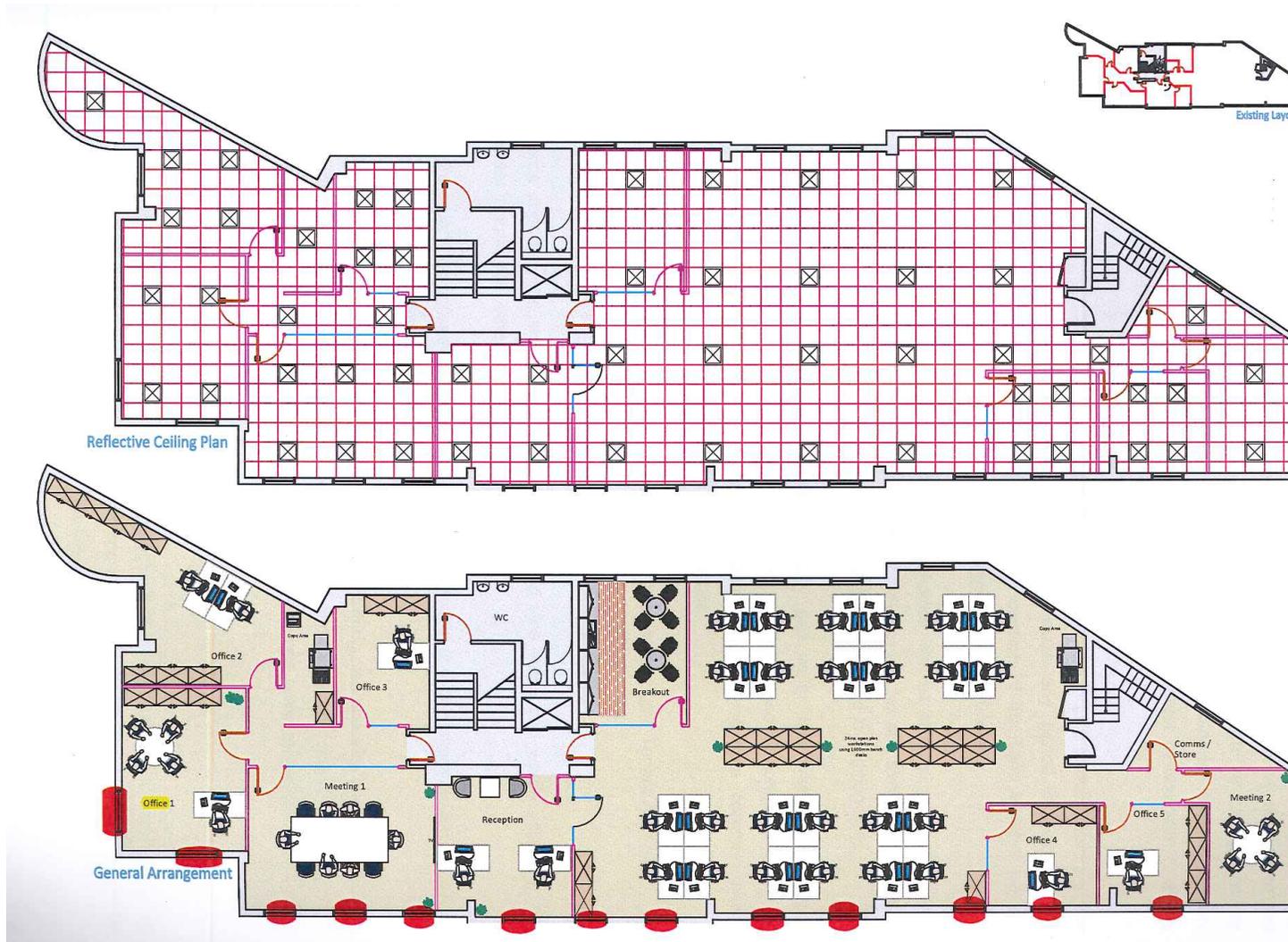
We understand the property to have an EPC rating of C (72).

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



Tenure

Leasehold.

Terms

The property is available to let by way of a new effectively full repairing and insuring lease, at the following commencing rents -

- East Wing - £15 per sq ft
- West Wing - £16 per sq ft
- Whole Floor - £15 per sq ft

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.



Further Information

Please contact the joint sole agents Flude Property Consultants and Colyer Commercial:

Mark Minchell
m.minchell@flude.com
01243 929136

Noah Minchell
n.minchell@flude.com
01243 217302

Tim Shepherd
tshepherd@colyercommercial.co.uk
01403 275275

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.

May 2025

