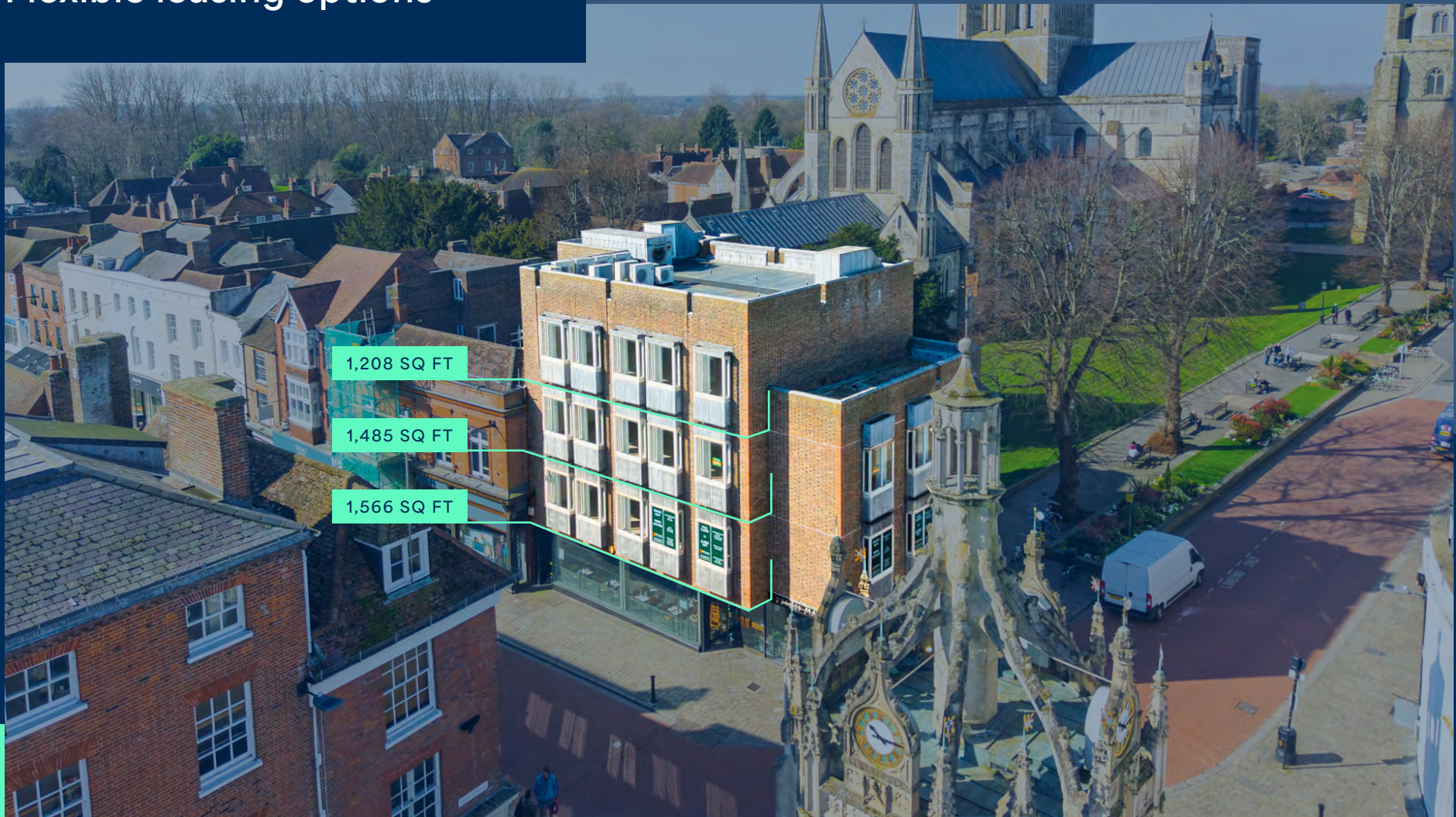


# RECENTLY REFURBISHED OPEN-PLAN OFFICES/E-CLASS

1,208 - 4,259 sq ft available

Flexible leasing options

1-3 SOUTH STREET | CHICHESTER | WEST SUSSEX | PO19 1EH



**PRIME CITY CENTRE OFFICE/E-CLASS SUITES TO LET**



**PRIME CITY CENTRE LOCATION**

**RECENTLY REFURBISHED OFFICE/E-CLASS ACCOMMODATION**

**OPEN-PLAN SUITES WITH EXCELLENT NATURAL LIGHT**

**AVAILABLE AS A WHOLE OR ON A FLOOR-BY-FLOOR BASIS**

**AIR CONDITIONING AND NEW LED LIGHTING**

**CONTEMPORARY WAREHOUSE-STYLE FINISH**

**CLOSE TO STATION, CAR PARKS AND AMENITIES**



## LOCATION

Chichester is an attractive cathedral city and the county town of West Sussex, offering a vibrant mix of retail, leisure and cultural amenities. The city benefits from excellent connectivity, positioned along the A27 south coast trunk road, approximately 15 miles east of Portsmouth and 30 miles west of Brighton.

Chichester railway station provides regular mainline services to London, reinforcing its appeal as a commercial

hub for businesses seeking strong regional and national connections.

The property occupies a prominent position on South Street, one of the city's principal retail and business locations. Situated adjacent to the historic Chichester Cross and close to the Cathedral, the building benefits from an exceptional central setting with a wide range of shops, cafés and restaurants on the doorstep.



THE PROPERTY SITS IN A STRONG CENTRAL POSITION ON **SOUTH STREET**, IMMEDIATELY ADJACENT THE CHICHESTER CROSS AND THE CATHEDRAL WITH AMAZING VIEWS OF BOTH

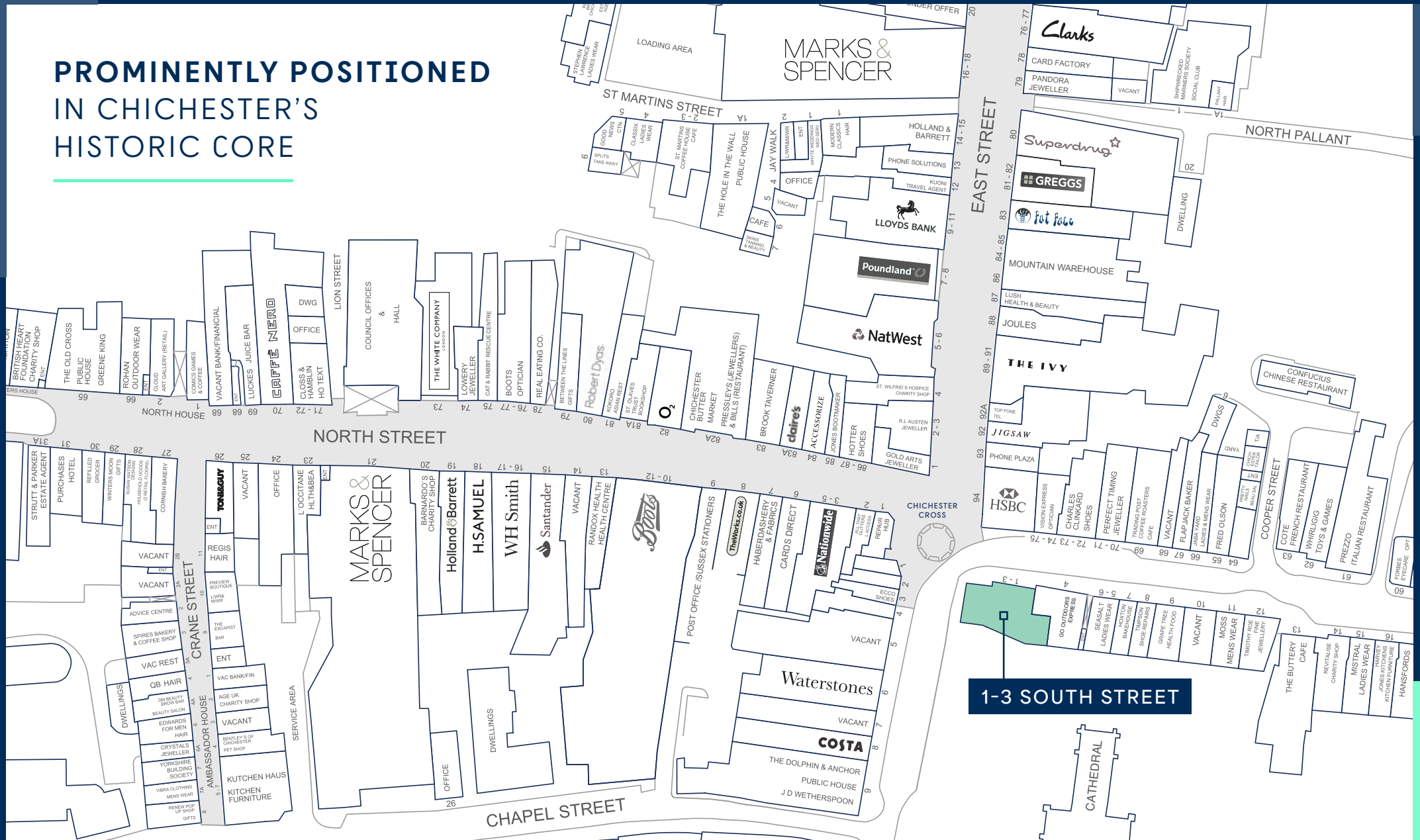


CAFES & RESTAURANTS WITHIN  
A 5 MINUTE WALK INCLUDE



Alongside many independent cafes, bars, pubs & shops.

# PROMINENTLY POSITIONED IN CHICHESTER'S HISTORIC CORE



## DESCRIPTION

The property comprises three fully refurbished floors of high-quality office accommodation, providing bright, open-plan space designed to suit a variety of occupiers.

Each floor has been finished to a modern specification, including new carpets, LED lighting and exposed services, creating a contemporary, warehouse-style aesthetic. The space is complemented by upgraded kitchen facilities with modern timber units and solid worktops.

The offices benefit from air conditioning throughout, offering a comfortable and flexible working environment suitable for a range of business uses (subject to planning).



FULLY REFURBISHED OFFICE/E-CLASS ACCOMMODATION



OPEN-PLAN FLOORPLATES



EXCELLENT NATURAL LIGHT THROUGHOUT



AIR CONDITIONING



NEW LED LIGHTING



EXPOSED SERVICES (WAREHOUSE-STYLE FINISH)



CONTEMPORARY KITCHEN FACILITIES



MODERN WC FACILITIES



PERIMETER TRUNKING FOR POWER AND DATA



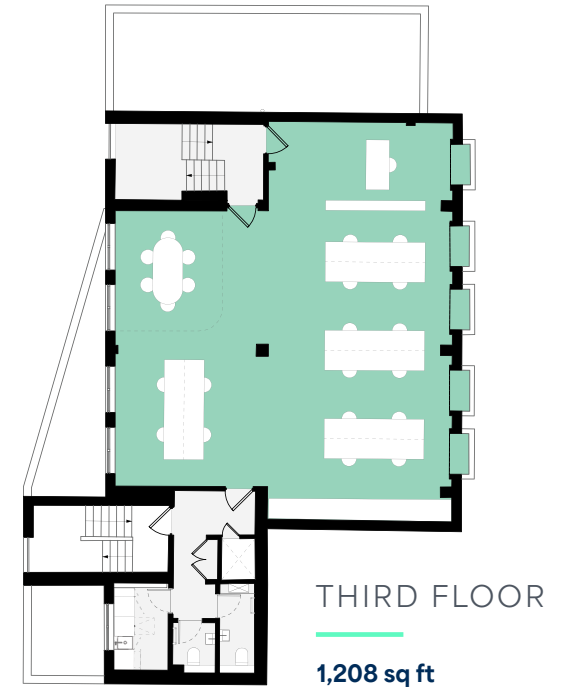
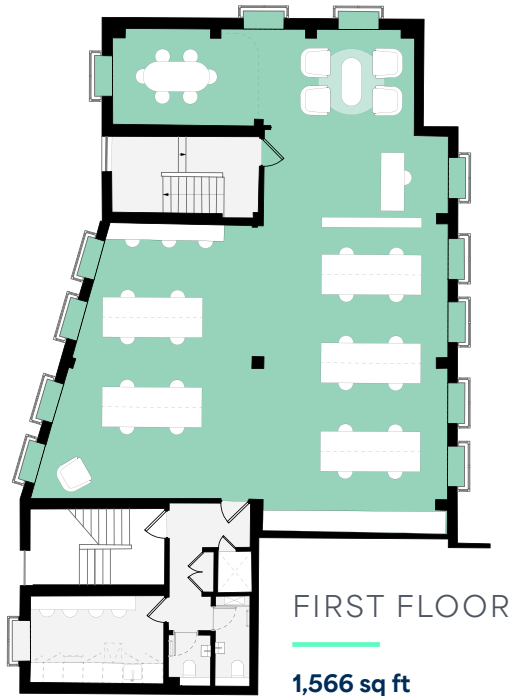
SECURE BUILDING ACCESS



FLEXIBLE FLOOR-BY-FLOOR OR WHOLE BUILDING OCCUPATION



SUITABLE FOR A RANGE OF CLASS E USES



### ACCOMMODATION (NIA):

Area	SQ FT	SQ M
First Floor	1,566	145.48
Second Floor	1,485	137.96
Third Floor	1,208	112.22
<b>TOTAL</b>	<b>4,259</b>	<b>395.66</b>

## RATEABLE VALUE

The first floor has a Rateable Value of £22,500 for 2026. The second floor is split into two assessments, with Office B at £13,250 and Office A at £4,600 respectively for 2026. The third floor has a Rateable Value of £11,500 for 2026. Qualifying occupiers may be eligible for Small Business Rate Relief.

## PLANNING

The revised Use Classes Order (UCO) came into effect on 1 September 2020. Under this, Use Class E was introduced to cover commercial, business, and service uses. This class incorporates former A1, A2, A3, B1, and parts of D1 and D2 uses.

We therefore understand that the premises benefit from Use Class E ('Commercial, Business and Service') under the Use Classes Order 2020.





1-3 SOUTH STREET | CHICHESTER | WEST SUSSEX | PO19 1EH

### **BUSINESS RATES**

Interested parties are advised to make their own enquiries with the local authority regarding rates payable and any potential relief.

### **TERMS**

The offices are available to let as a whole or on a floor-by-floor basis by way of a new effectively full repairing and insuring lease/s.

Rent: On application.

### **EPC**

The property has an EPC rating of C.

### **LEGAL COSTS**

Each party is to bear their own legal costs incurred.

### **VAT**

Each party to bear their own legal costs incurred.

### **CONTACT & VIEWINGS**

For further information or to arrange a viewing, please contact the sole agents:

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