



TO LET

**Unit 2 First Floor, West Barn
Norton Lane Norton, Chichester, West Sussex, PO20 3AF**



Key Features

- Attractive modern high specification office accommodation to let on new EFRI lease
- Close to A27 and Chichester
- Located in scenic semi-rural area
- Good natural light
- Dedicated fibre optic broadband
- On site parking
- Underfloor heating
- High specification finish
- 100% Small Business Rate relief available

Location & Situation

West Barn is located in Norton which is an attractive village only five miles east of Chichester and benefits from good road links to the A27 south coast trunk road. Chichester is the County Town of West Sussex and a historic cathedral city located midway between Southampton and Brighton.

Description & Accommodation

The property comprises a modern first-floor office suite providing predominantly open-plan accommodation with excellent natural light from rooflights and rear glazing.

The suite benefits from carpeted flooring, suspended ceilings with inset lighting, perimeter trunking, kitchenette facilities and an informal breakout / seating area.

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

Area	Sq Ft	Sq M
First Floor	616	57.23
Total	616	57.23



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Rateable Value

Rateable Value (2026): £10,000

The occupier may be entitled to 100% Small Business Rate relief.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

EPC

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

Planning

We understand that the premises benefit from office and business use under Class E of the 2020 Use Classes Order, allowing the space to be used as offices and business units.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease at a commencing rent of £14,500 per annum. The rent is inclusive of all costs, save for telecoms/internet and business rates.

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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20 July 2026

