



TO LET

**44 North Street
Chichester, West Sussex, PO19 1NF**



Key Features

- Open plan offices in central Chichester
- Basement storage area included within rent
- Recently refurbished, including installation of new LED lighting
- Gas fired central heating
- Perimeter Trunking
- One allocated parking space to rear of building
- Rent £14,000 per annum
- Small business rate relief possible, subject to status

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.

The property is located in the centre of Chichester surrounded by an array of nearby amenities and situated a short walk away from Chichester train and bus stations.

Description & Accommodation

The subject premises comprise part of the second floor of a Grade II listed office building located on the west side of North Street in the city centre of Chichester.

Access is by either the primary North Street frontage into the welcoming lobby area or by the secondary side access from the parking area. From here there is access to the shared WC accommodation for the building and additional access to the basement storage which is included with the suite.

Stairs lead to the office suite at 2nd floor level with the space configured as one open plan office, recently re-decorated and benefiting from brand new LED lighting, carpeting throughout, perimeter trunking, gas central heating and kitchenette.

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

Area	Sq Ft	Sq M
2nd Floor	595	55.28
Total	595	55.28



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Rateable Value

Rateable Value (2026): £8,400

As the RV is below £12,000, occupiers may be eligible for 100% small business rates relief, subject to status.

EPC

We understand the property has an EPC rating of E

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 internal repairing and insuring lease, for a term to be agreed at a commencing rent of £14,000 per annum exclusive.

There will be a service charge payable. Further details available on request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

Noah Minchell
n.minchell@flude.com
01243 217302

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20 July 2026

