



TO LET

**1st & 2nd Floor, 76-77
East Street, Chichester, West Sussex, PO19 1HL**



Key Features

- Central position close to public car parks, bus and rail stations
- Self-contained with main access from East Street and rear access with possibility of lift access.
- First Floor - 832 sq ft
Second Floor - 2,350 sq ft
Total - 3,182 sqft
- Air conditioned
- Open plan accommodation
- 3 sets of WC's
- Kitchen
- Recently redecorated
- Opportunity for top floor flat - under separate negotiation
- £32,000

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 subject premises are located on the south side of East Street in a period building. The offices are close to all main amenities and there are numerous Local Authority car parks nearby.

Description

Modern City Centre E Class space
Size 295.61 sq m (3,182 sq ft)

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

1st Floor offices 77.30 sq m 832 sq ft
2nd Floor Offices 218.4 sq m 2,350 sq ft
Total 295.61 sq m 3,182 sq ft

There is the potential for lift access to the space from the rear of the property.

Additionally a residential flat located on the roof of the property can be made available to interested parties - more information available on request.



1st & 2nd Floor, 76-77
East Street, Chichester, West Sussex, PO19 1HL

Rateable Value

Rateable Value (2026): £37,500

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property to have an EPC rating of C (67).

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.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £32,000 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:

Noah Minchell
n.minchell@flude.com
01243 217302

Mark Minchell
m.minchell@flude.com
01243 929136

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.

4 August 2026

