

PRE LET /
PRE SALE
AVAILABLE



Healthcare unit

Community facility

Education facility

Office / R&D

Retail Space

**TO LET /
FOR SALE**

Healthcare Unit, Minerva Heights
Chichester, West Sussex PO19 3PH



Key Features

- Chichester is a busy and attractive Cathedral city
- New Build to Shell and Core
- From 4,435 sq ft to 13,132 sq ft (412-1,220 sq m)
- Three floors
- Split/shared car parking with community centre car park
- Available as a whole or in part
- Terms on application



Location

Minerva Heights is a new development off St Paul's Road, a short distance from Chichester City Centre. The development is planned to consist of 1,600 homes, 750 of which are being delivered in phase 1, commercial and retail space, community centre and primary school.

Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of Brighton. The city has excellent road communications being situated on the A27 dual-carriageway, which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with A3(M), M27 and M3 motorways.



Description and Accommodation

On behalf of Miller Homes and Vistry Group we are delighted to offer healthcare/medical space to let or for sale.

The space comprises three floors, and is available as a whole or individually, from 4,335 to 13,132 sq ft. The units can be built to suit, or rent from shell and core, provided in a shell and core condition for an occupier to finish.

The new unit is part of a new build project which is anticipated to generate 750 new homes and 1,800 additional residents by the time of full occupation of the site creating suffice demand for medical services.

Healthcare Area Schedule (GIA):

Area	Sq Ft	Sq M
Ground Floor	4,335	412
First Floor	4,349	404
Second Floor	4,349	404
Total	13,132	1,220



Maps and plans are for indicative purposes only

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 units are available to let or for sale, by way of pre-let / pre sales, of the whole or part.

Terms on application.

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Fees

Each party to bear their own legal costs incurred..

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Enquiries and Viewings

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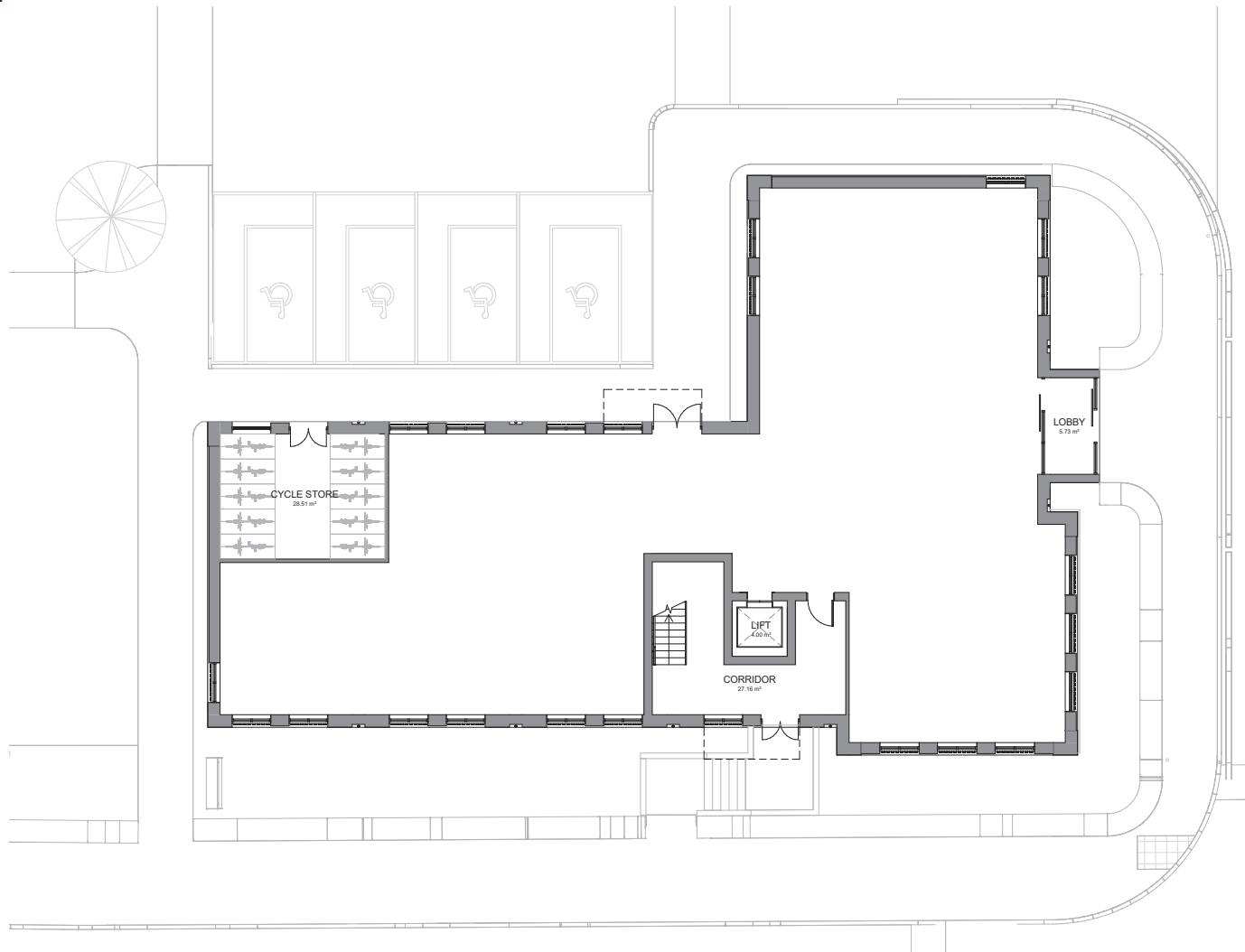
Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no 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.

April 2023





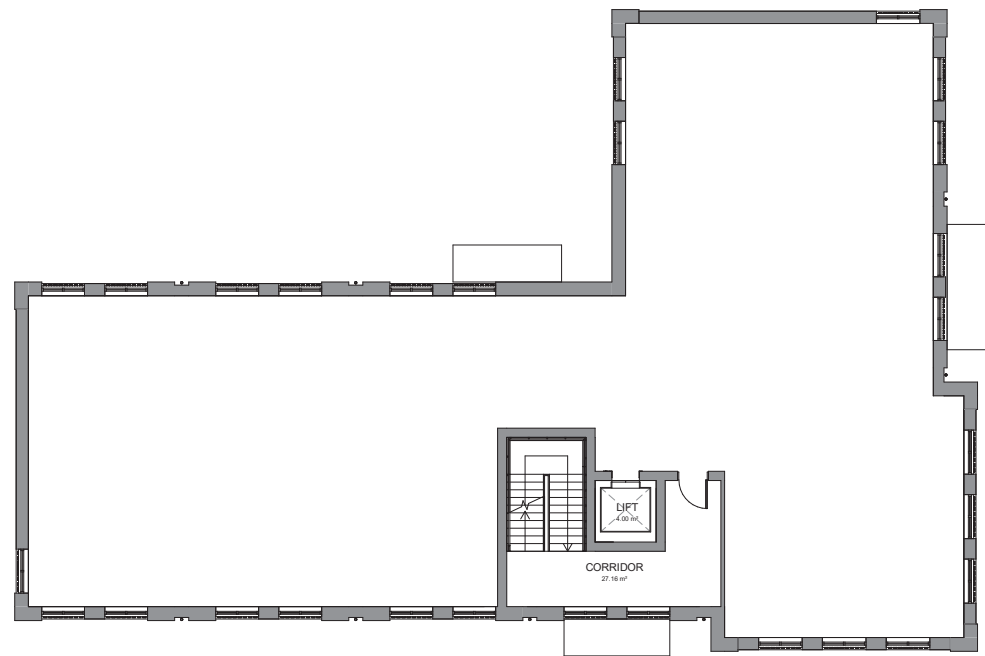
Proposed Ground Floor Plan



Ground Floor Plan
1:100



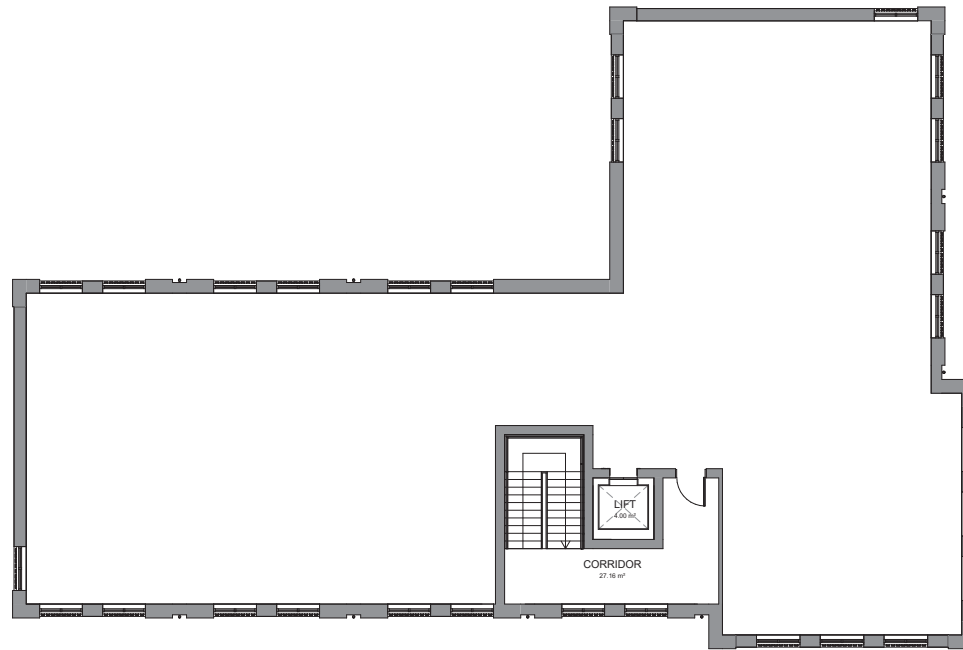
Proposed First Floor Plan



First Floor Plan
1 : 100



Proposed Second Floor Plan



Second Floor Plan
1 : 100