



Unit 3, First Floor, prior to occupation

**FOR SALE**

Unit 3, West Barn  
Norton Lane, Norton, Chichester, West Sussex PO20 3AF



## Key Features

- Attractive modern high specification office / E Class accommodation, comprising two suites - Total 3,394 sq ft (315 sq m) (including lobby)
- Total income £42,133 per annum
- Close to A27 and Chichester
- Located in scenic semi-rural area
- Good natural light
- Dedicated fibre optic broadband
- On site parking
- Underfloor heating
- Automatic Velux windows
- Freehold
- Price £545,000, which represents a net initial yield of 7.37% (after graduated purchaser's costs) and an attractive capital value of £160 per sq ft.

Indicative photos

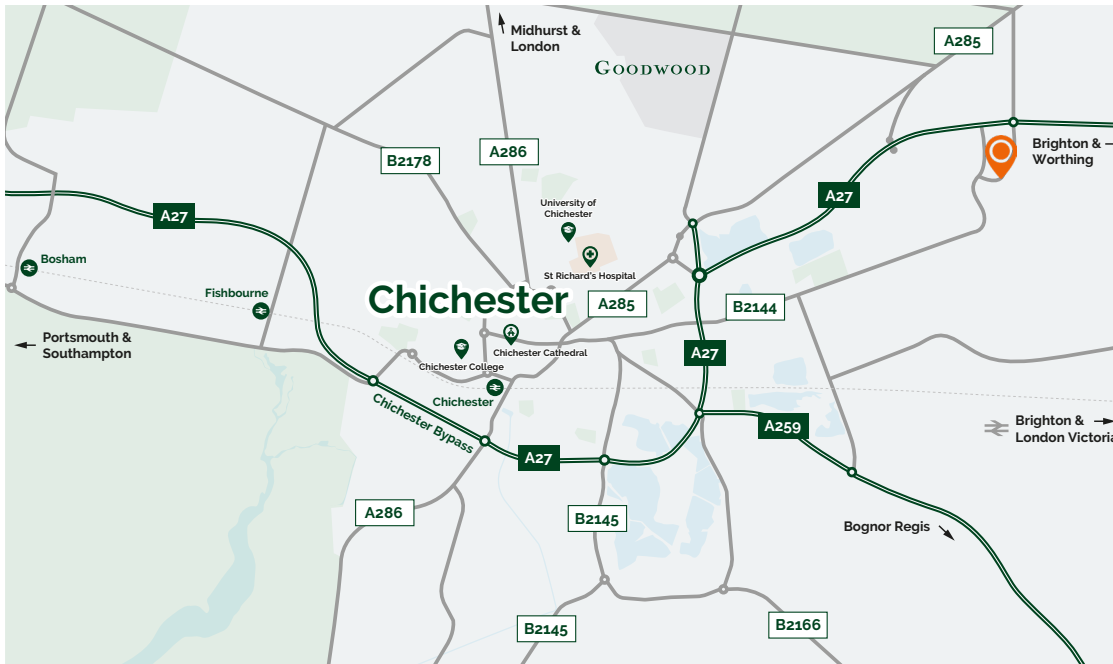






## Location & Situation

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

This high quality accommodation comprises part of a former agricultural building which was subject to complete conversion to provide modern and attractive offices arranged over the ground and first floor.

The available accommodation has the following approximate NIA:

Unit 3	Floor	Sq M	Sq Ft
Lobby	Ground	25 sq m	273 sq ft
Suite 1	Ground	134 sq m	1,442 sq ft
Suite 2	First	156 sq m	1,679 sq ft
<b>Total</b>		<b>315 sq m</b>	<b>3,394 sq ft</b>

Twelve parking spaces are allocated with the property.







## Rateable Value

Ground Floor Rateable Value 1 April 2023 to present: £15,750

First Floor - TBC

## EPC

We understand the property to have an EPC rating of C(67) - expiry 22.5.2026

## 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.

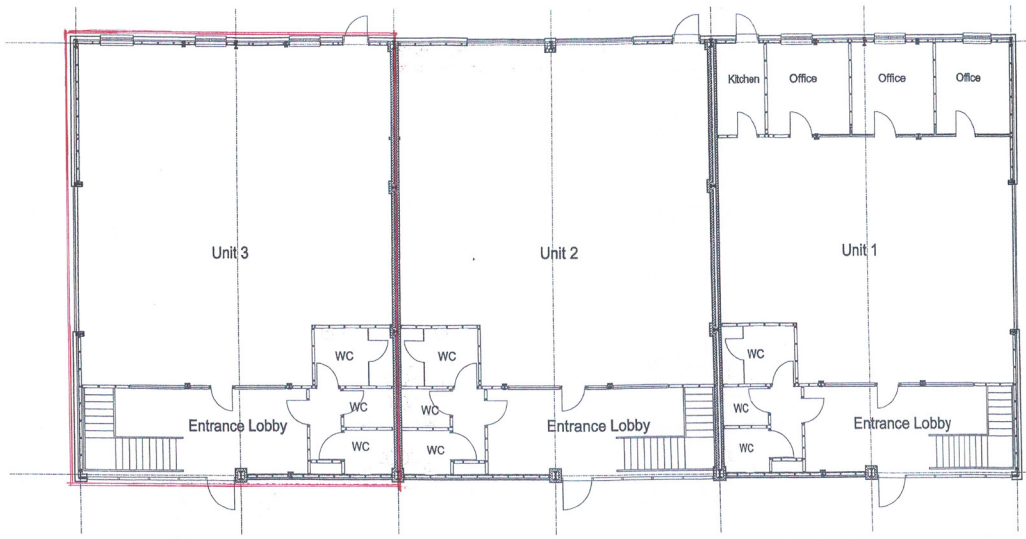
Interested parties should make their own planning enquiries and satisfy themselves in this regard.



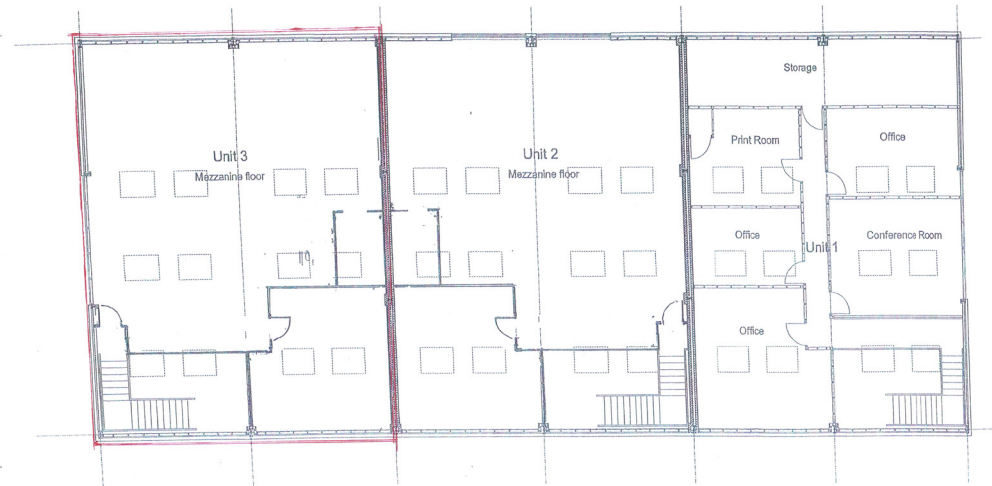


## Tenancy Schedule

Address	Tenant	NIA (sq m)	NIA (sq ft)	Parking	Use/Class	Rent pa	Lease Terms
Lobby (excl WC)		25.36	273				
Ground	Nexus (GB) Ltd	134.34	1,446	6	Office	£19,467	4 years from 29.3.2021 No break Expiry: 28.3.2025 EFRI No rent review L&T Act excluded
First	CityTalk Security Ltd	155.98	1,679	6	Office	£22,666	3 years from 24.6.2021 No break Expiry: 23.06.2024 EFRI No rent review L&T Act excluded
	<b>Total</b>	<b>315.68</b>	<b>3,398</b>			<b>£42,133</b>	



Ground Floor



First Floor

**FLOOR PLAN** For identification purposes only



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## Terms

Price - £545,000 for the freehold interest subject to contract.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

VAT is applicable to the purchase price



## Further Information

Please contact the joint sole agents Flude Property Consultants:

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September 2023

