



Upper Floors 59 & 60 East Street,
Chichester, West Sussex, PO19 1HL

TO LET

FIRST AND SECOND FLOOR OFFICE IN CENTRAL CHICHESTER

Total NIA - 124.18 sq m (1,337 sq ft)

Key Features:

- Central position close to public car parks, bus and rail stations
- Chichester is a thriving retail and administrative location
- First Floor (three rooms) - 671 sq ft
- Second Floor (four rooms) - 666 sq ft
- Rent - £20,000 pa
- New FRI lease available





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Location

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 situated in one of the principle retailing streets of central Chichester on the southern side of East Street.

Accommodation

The subject accommodation is set over a three-storey Grade II Listed building. Internally, first and second floors are arranged as cellular offices common for premises of this type and are accessed via East Street.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
FF (Three Rooms)	671 sq ft	62.33 sq m
SF (Four Rooms)	666 sq ft	61.87 sq m
Total	1,337 sq ft	124.21 sq m

EPC

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

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 (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £20,000 per annum exclusive.

Business Rates

To be assessed.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

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.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

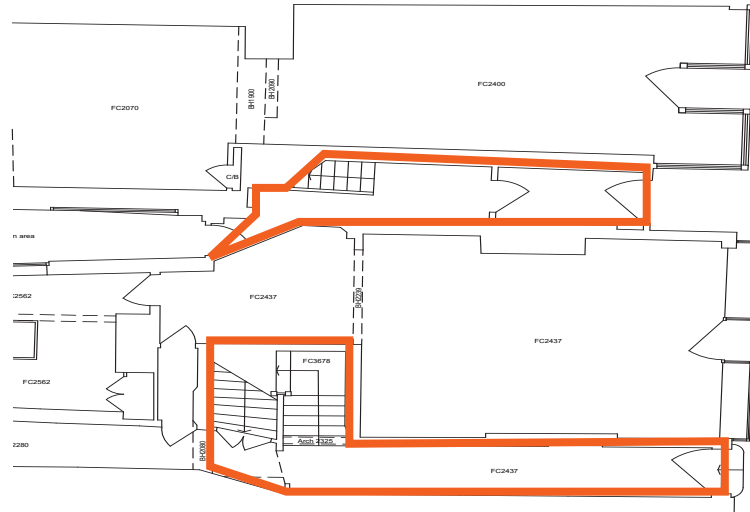


March 2024

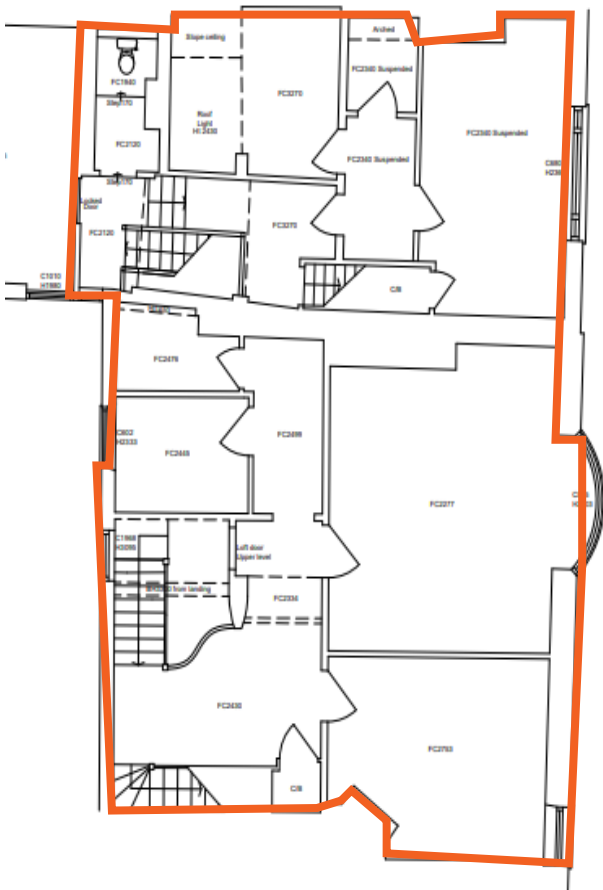


Floor Plans

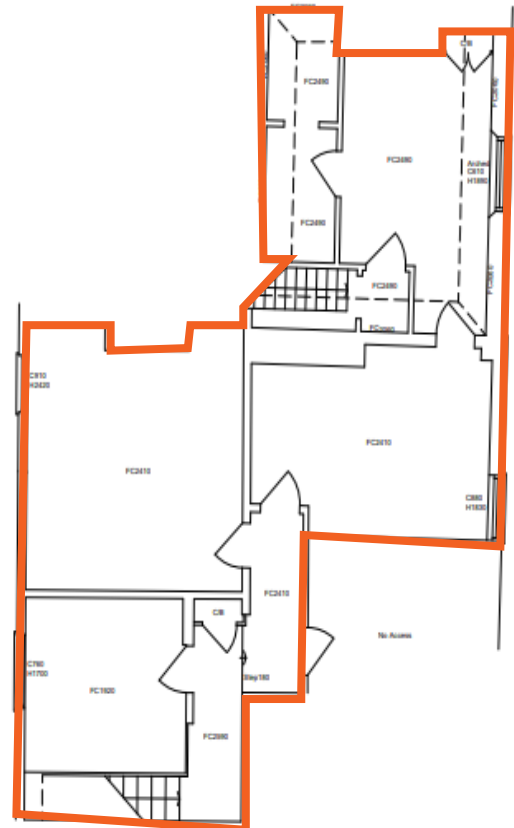
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



For identification purposes only.