



**Suite 5 Victoria Court**  
St Pancras, Chichester, West Sussex PO19 7GD

**TO LET**

## WELL PRESENTED OFFICE SUITE

Size 77.69 sq m (836 sq ft)

### Key Features:

- Ideal office for 6 - 10 people
- Open plan suite
- Established office location
- Suit E Class users
- New EFRI lease available
- Rent £8,000 pax
- Suite qualifies for Small Business Rates Relief
- Three allocated parking spaces
- Three minute walk from New Park Car Park
- Well located close to city centre
- 15 minute walk from bus and train stations





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## Location

- Easy access from A27 south coast trunk road
- 10 minute walk from the City Centre
- 15 minute walk from bus and train stations
- 3 minute walk from New Park Car Park

## Accommodation

The property comprises a first floor, open plan, office suite suitable for 6 - 10 people. There is allocated parking for three cars.

We have measured and calculate the accommodation to have an approximate Net Internal Area (NIA) 77.69 sq m (836 sq ft).

## 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.

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.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

- Rent £8,000 pax
- Service charge - £2,898 per annum
- Building insurance - circa £96 per annum

## EPC

We understand the property has an EPC rating of C-70.

## Business Rates

RV £9,400 (made up of £8,800 for office and £600 for parking).

This suite therefore qualifies for Small Business Rates Relief. Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT

The property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Chichester Office**

[chichester@flude.com](mailto:chichester@flude.com)

**01243 819000**

[www.flude.com](http://www.flude.com)



24 February 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH