

LAST
REMAINING
UNIT



2a The Courtyard
Vinnetrow Business Centre, Chichester PO20 1QH

TO LET

CONTEMPORARY OFFICE / HEALTHCARE ACCOMMODATION

Size 1,225 sq ft (113.8 sqm)

Key Features:

- High quality established business location, strategically located on south coast
- Completely refurbished to a high standard
- Low cost wet panel heating system
- Fibre optic broadband (67Mb)
- WC accommodation and tea point
- Secure working environment with CCTV
- Ample onsite parking with 6 allocated car parking spaces
- Car charging points coming soon
- Raised floors
- Last remaining unit
- Rent on application
- Qualifies for business rate relief





2a The Courtyard,
Vinnetrow Business Park, Chichester PO20 1QH

Location

Chichester is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

Vinnetrow Business Park, Chichester is a well established business location and is strategically located, situated on the A27 south coast trunk road with easy connections.

Other occupiers on the estate include LDPath Ltd, Sandhurst Instruments and Chichester Chiropractic Health Centre.

Accommodation

The Courtyard offers bright single storey accommodation, situated on a popular business park.

The Courtyard buildings have recently undergone full refurbishment works to create contemporary and flexible space to inspire occupiers.

Suite 2a has an approximate NIA of 1,225 sq ft.

Business Rates

Unit 2a

Rateable Value (2017): £12,000

We understand that 100% small business rate relief is available for qualifying occupiers.

Unit 2a - Parking

Rateable Value (2017): £300

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Terms

A new effective full repairing and insuring lease for a term to be agreed. Rent on application.

Low estate service charge equivalent to approx £1.50 per sq ft.

Planning

The premises benefit from both B1 and D1 uses.

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

VAT

VAT will be applicable to the rent.

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 joint sole agents Flude Property Consultants and Vail Williams:

Lizzie Cottrell

l.cottrell@flude.com

023 9262 9011

Or our joint agents Vail Williams 0239 220 3200.



7 May 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH