



9-11 Dukes Court
Bognor Road, Chichester, West Sussex PO19 8FX

TO LET

OFFICE ACCOMMODATION WITH PARKING

Total Size 202 sq m (2,184 sq ft)

Key Features:

- Within modern office park
- Prominent position on Bognor Road
- Close to Chichester city centre and A27 south coast trunk road
- Nine allocated parking spaces
- Perimeter trunking
- Assignment of existing lease
- Rent £24,000 per annum
- Consideration given to granting an under lease or a possible surrender and grant of a new lease subject to negotiation





9-11 Dukes Court
Bognor Road, Chichester, West Sussex PO19 8FX

Location

Dukes Court is a modern office park located on Bognor Road, which is one of the main routes into Chichester city centre and provides easy access to the A27 south coast trunk road. It lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

Accommodation

The accommodation comprises generally open plan office space over three interconnected terrace office units over ground and first floors which is part of a modern office complex. The accommodation benefits from the following amenities:

- Suspended ceilings
- Perimeter trunking
- Separate male & female WC accommodation
- Carpeted
- Kitchenette facilities
- Conference and meeting rooms
- Good internet speed
- Nine parking spaces

We understand the accommodation has an approximate NIA of 202 sq m (2,184 sq ft)

EPC

We understand the property has an EPC rating of C (75).

VAT

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

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 by way of an assignment of the existing full repairing and insuring lease which is due to expire on 11 February 2026. The passing rent is £24,000 per annum exclusive. A copy of the lease can be made available upon request.

Business Rates

9-10 Dukes Court - Rateable Value (2017): £15,750.

11 Dukes Court - Rateable Value (2017): £8,100.

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

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:

Lizzie Cottrell

l.cottrell@flude.com

01243 819000

www.flude.com



10 May 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH