



**Suite 2, The Victoria**  
25 St. Pancras, Chichester, West Sussex PO19 7LT

**TO LET**

## CITY CENTRE OFFICE SUITE WITH PARKING

Size 48.40 sq m (521 sq ft)

### Key Features:

- Ideal office for 3 - 5 people
- Open plan suite
- Established office location
- New EFRI lease available
- Rent now reduced to £7,500 per annum
- Eligible 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 3 - 5 people. There is allocated parking for three cars.

We have measured and calculate the accommodation to have an approximate Net Internal Area (NIA) **48.40 sq m (521 sq ft)**.

## Planning

We understand that the premises benefit from B1(a) use within the Use Classes Order 1987 (as amended).

## Business Rates

Rateable Value (2017): £5,700.

As the RV is below £12,000 we believe that under current small business rate relief that rates will not be payable to the Local Authority.

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)).

## EPC

We understand the property to have an EPC rating of C (56).



## 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 reduced to £7,500 per annum
- Service charge - £2,500 per annum
- Building insurance - circa £131 per annum

## VAT

The property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial 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 Commercial 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:

**Chichester Office**

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

**01243 819000**

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



**Flude**  
PROPERTY CONSULTANTS



**24 February 2021**

**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**