



**Second Floor Offices, 27-28 Southgate**  
Chichester, West Sussex. PO19 1ES

**TO LET**

## CITY CENTRE OFFICE SUITE WITH PARKING

Total NIA - 87.65 sq m (941 sq ft)

### Key Features:

- Chichester is a thriving administrative centre for West Sussex
- Located in city centre close to local amenities and public transport
- Kitchen area
- LED lighting
- Two parking spaces
- Rent £12,750 pax
- New EFRI lease available
- 100% small business rate relief is possible





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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 the centre of Chichester, on the western side of Southgate; which provides access to the principle shopping streets from Chichester railway station and the Avenue Des Chartres multi-storey public car park.

## Accommodation

The property comprises a second floor office suite, located on Southgate. Internally, the office is generally open plan, and benefits from its own kitchenette, shared WC facilities on the first floor and two parking spaces.

We have measured the accommodation, and calculate the premises to have an approximate Net Internal Area (NIA) of 941 sq ft (87.65 sq m).

## 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 £12,750 per annum exclusive

## EPC

We understand the property to have an EPC rating of D (89).

## 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. In terms of planning we have assumed 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.

## Business Rates

Rateable Value (2017): £9,300.

The occupier may be entitled to 100% Small Business Rate 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)).

## 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**

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**Flude**  
PROPERTY CONSULTANTS

**16 May 2022**



**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**