

# METRO HOUSE

NORTHGATE, CHICHESTER, WEST SUSSEX PO19 1BE



## REFURBISHED OFFICES

From 1,516 to 6,058 sq ft

- Well recognised and established business hub
- Located in Chichester city centre
- Open plan office suites
- Onsite parking available
- 907 bay Northgate long stay car park opposite
- Lift access to all floors

## LOCATION

The cathedral city of Chichester is an historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London, 15 miles east of Portsmouth and 30 miles west of Brighton. Metro House is prominently located in the centre of Northgate in the city centre.

## ACCOMMODATION

The property comprises a purpose built four storey office building with the subject accommodation forming first, second and third floor open plan office suites.

Car parking is provided at the rear of the building (available under a separate licence agreement).

The accommodation benefits from the following amenities:

- Recently refurbished and modernised staffed reception
- Good natural light
- Conference and meeting facilities
- Separate male & female WC
- Kitchenette facilities
- Perimeter trunking
- Central heating



GOOD  
NATURAL  
LIGHT



## AREAS

The property has the following approximate net internal floor areas:

First Floor Suite	2,292 sq ft	213 sq m
Second Floor Suite	1,516 sq ft	141 sq m
Third Floor Suite	2,250 sq ft	209 sq m
<b>Total</b>	<b>6,058 sq ft</b>	<b>563 sq m</b>

## TERMS

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

## VAT

We understand that the property is registered for VAT.

## LEGAL FEES

Each party to bear their own legal costs incurred.

## EPC

We understand the property to have an EPC rating of D (78).

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