



44A North Street
Chichester, West Sussex. PO19 1NF

TO LET

SELF-CONTAINED OFFICES

Total size: 1,849 sq ft

Key Features:

- Located in the city centre, close to local amenities
- Close proximity to Northgate car park
- Chichester Train Station within 10 minutes walk
- Parking for up to five cars
- Vaulted ceiling
- Meeting rooms and boardroom at ground floor level
- Rent £32,500 pax
- Recently repainted throughout





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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.

The property is situated in the centre of Chichester, on the western side of North Street set back from 44 North Street and accessed via a shared gated driveway.

Chichester's array of local amenities are all within short walking distance and Chichester's train station is approximately 0.5 miles to the south, offering direct services to Portsmouth, Southampton, Brighton and London. Northgate 900 bay car park is 2 minutes walk north.

Planning

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

It is possible the building may suit alternative uses such as medical and leisure, subject to necessary planning consents.

Accommodation

The property comprises a two storey, self-contained office premises with allocated parking. Accessed via a timber sliding door to a split level entry, the ground floor consists of a large boardroom, two smaller meeting rooms, separate Male and Female W/C and kitchenette. The first floor comprises of open plan offices configured in an 'L' shape, benefitting from natural light from three aspects. The offices are carpeted throughout and also benefit from a vaulted ceiling, gas central heating, fluorescent lighting and perimeter trunking.

Parking is available in front of the building and undercroft, for up to five cars, when tandem parked.

We have measured and calculate the accommodation to have the following approximate net internal floor areas (NIA):

Floor	Description	Sq Ft	Sq M
Ground	Offices	475 sq ft	44.17 sq m
Ground	Kitchen	86 sq ft	7.96 sq m
Ground	Lobby	120 sq ft	11.14 sq m
First	Office	1,168 sq ft	108.48 sq m
Total		1,849 sq ft	171.75 sq m



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Terms

The property is available by way of an assignment of the existing full repairing and insuring lease due to expire in February 2029. The passing rent is £32,500 per annum exclusive.

A copy of the lease can be made available upon request.

Business Rates

Rateable Value (2023): £28,500.

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

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

EPC

We understand the property has an EPC rating of E(122).

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:

Brandon White

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www.flude.com



Flude
PROPERTY CONSULTANTS

May 2023

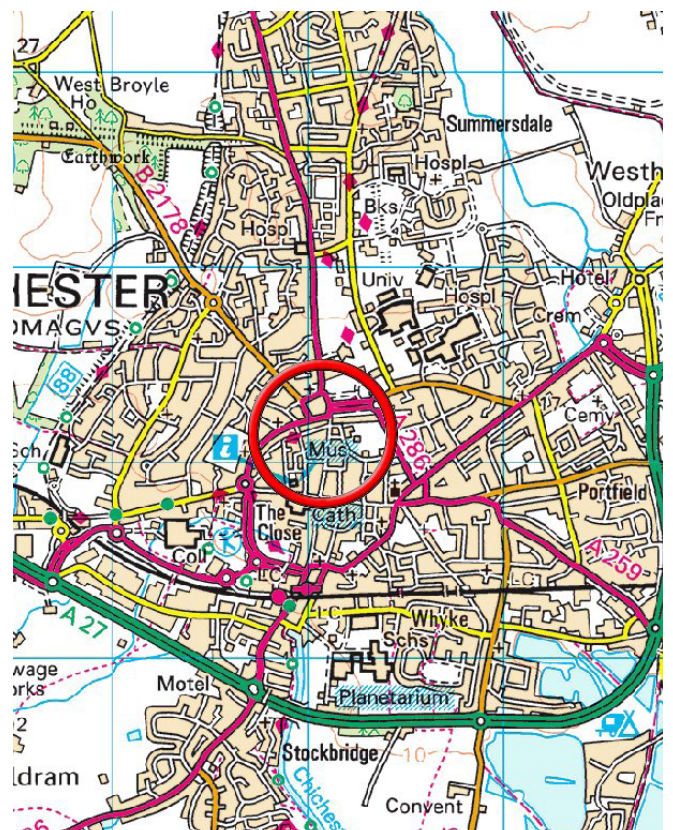
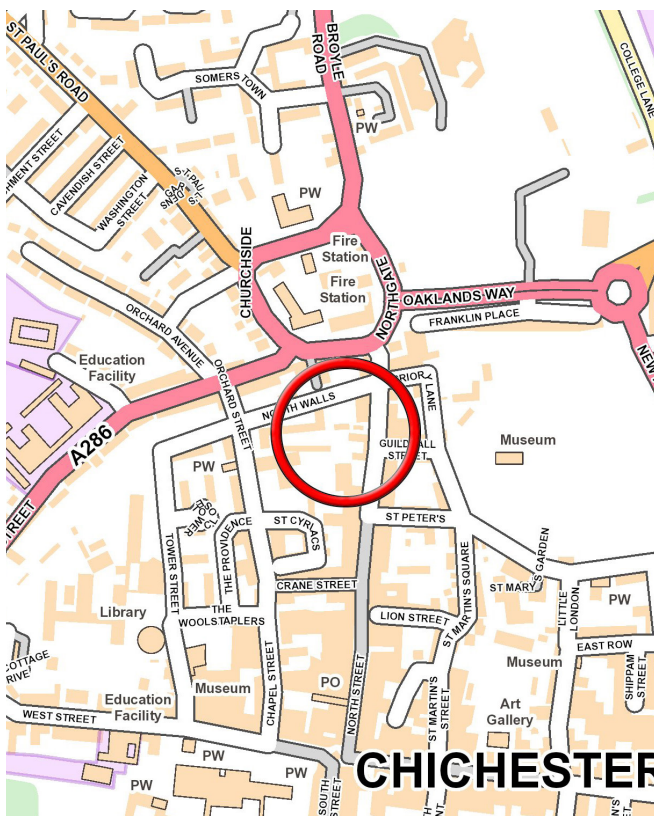
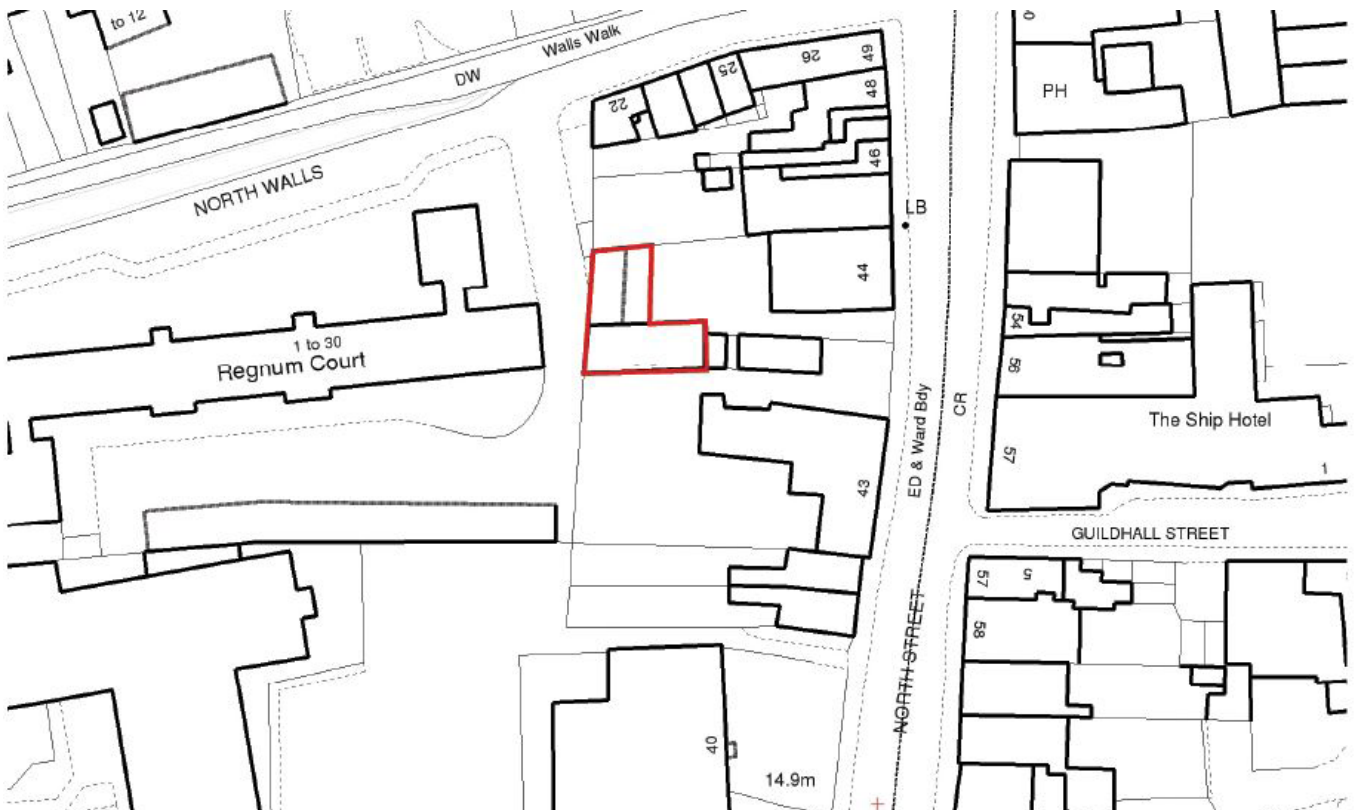


OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Maps and Plans



Maps and plans for indicative purposes only

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