



Suites B and C Drayton House
Drayton Lane, Chichester, West Sussex. PO20 2EW

TO LET

**ATTRACTIVE OFFICE
ACCOMMODATION WITH PARKING**
From 1,538 sq ft to 3,250 sq ft

Key Features:

- Due to undergo significant refurbishment - information available upon request
- Picturesque lakeside location
- Suites available as one or individually
- Would suit Office or Medical uses (stp)
- Rent on application
- Total size 3,250 sq ft
- Parking ratio approx 1:215 sq ft - additional parking may be available





Location

The property is located in an attractive rural area close to the villages of Drayton and Shopwhyke, providing the flexibility of an out of town location, but with amenities close by. The A27 south coast road and the A259 Bognor Road lie in close proximity providing easy access to Chichester city centre, located approximately two miles to the west.

Accommodation

The property comprises of a two storey office premises of part brick part flint construction. Suite B is formed over ground and first floor formed with kitchenette and male and female WCs. Suite C is formed over ground floor and is configured over multiple rooms and as such would suit a variety of uses or sectors.

The property is due to be comprehensively refurbished, which further information is available for upon request.

The suites can be leased as one or individually.

The accommodation has the following approximate floor areas (IPMS 3):

Description	Sq ft	Sq m
Suite B		
Ground	644 sq ft	59.83 sq m
First	894 sq ft	83.04 sq m
Total	1,538 sq ft	142.87 sq m
Suite C		
Ground	1,712 sq ft	159.09 sq m
Total	3,250 sq ft	301.96 sq m

EPC

To be obtained upon completion of refurbishment.

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 to let by way of a new (effectively) full repairing and insuring lease.

Rent on application.

Business Rates

The suites are currently assessed as one (below) and would need to be reassessed if split.

Rateable Value (2023): £36,500

Should you require further information on Business Rates, please contact our rating consultant 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.



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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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:

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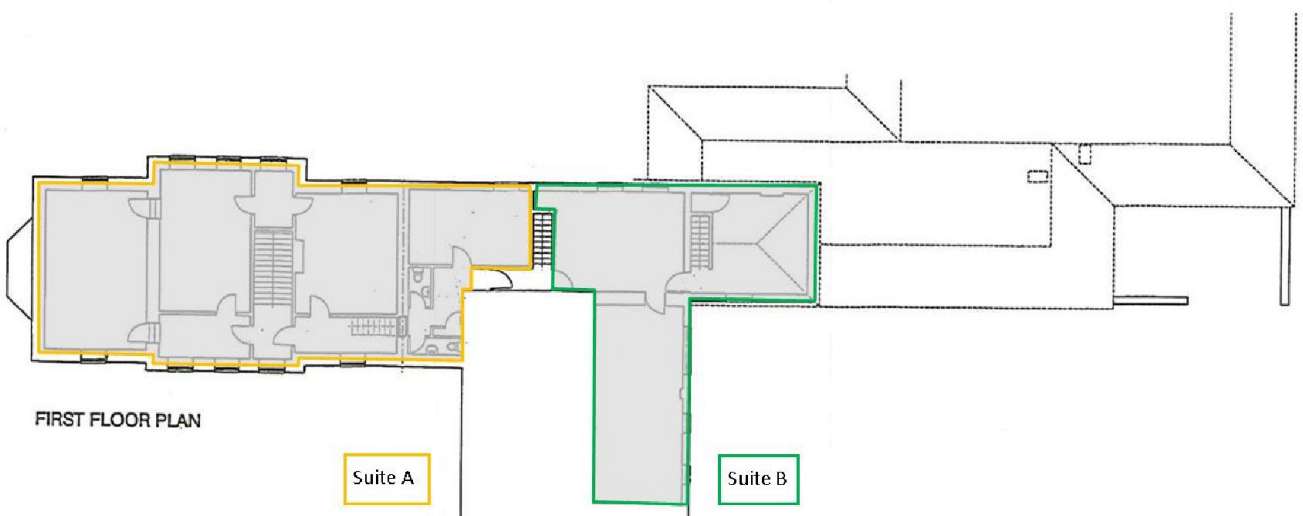
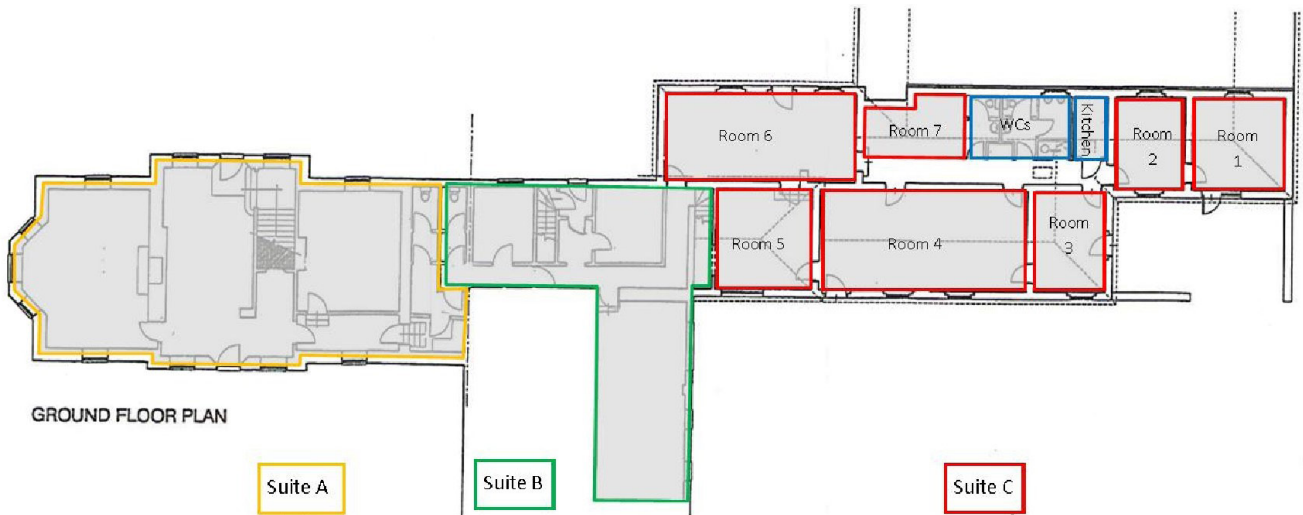
September 2023



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Floor Plan



For identification purposes only.