



First Floor, One Old Market Avenue
Chichester, West Sussex. PO19 1SP

TO LET

OPEN PLAN OFFICES

Size: 2,381 sq ft (221.19 sq m)

Key Features:

- To be recarpeted
- First Floor
- Central position close to public car parks, bus and rail stations
- Suspended ceilings with inset LED lighting
- Triple glazed windows
- Nearby occupiers include Tesco, Wagamama, Zizzi and Iceland
- Air Conditioning
- Lift access
- Breakout room, kitchenette and W/Cs.
- Rent on application





First Line of Address

Place the remaining part of the address here

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 located in central Chichester at the southern end of South Street, close to all of the cities amenities, the Cathedral and Bishops Palace Gardens.

Car Parking is available via a number of nearby car parks with Chichester bus station 0.1 miles away, opposite Chichester station, providing services along the coast and to London.

Accommodation

The offices, situated on the first floor, comprise a primarily open plan layout though feature a variety of partitioned meeting rooms. This floor is self-contained, complete with its own dedicated kitchen, restroom facilities, and convenient lift access. The offices also benefit from suspended ceilings with LED lighting, perimeter trunking with CAT cabling, A/C and carpeting throughout (to be replaced).

Nearby occupiers include Tesco, The Fat Fig, Subway, Zizzi and The Fountain.

Description	Sq ft	Sq m
Main offices	1,661 sq ft	154.29 sq m
Back rooms	720 sq ft	66.93 sq m
Total	2,381 sq ft	221.22 sq m

(IPMS 3)

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.

October 2023

EPC

We understand the property to have an EPC rating of C (65)

Planning

We understand the premises benefit from Use Class E (c) (e) Office, under The Town and Country Planning (Use Classes) Order 1987.

Terms

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

Rent on application.

A service charge will be payable, which contributes to upkeep and maintenance of common areas, This is charged on an 'ad-hoc' basis though for the previous year was running very low at £1,647 pax.

The landlord is to insure the property, with the tenants reimbursing their fair portion based upon the % of building they occupy. Currently £1,234 pax.

Business Rates

Rateable Value (2023): £25,750

VAT

VAT to be cofirmed

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Brandon White

b.white@flude.com

01243 929141

www.flude.com

Noah Minchell

n.minchell@flude.com

01243 929144



Flude
PROPERTY CONSULTANTS

