



Middle Barn
Oak Lane, Chichester. PO20 7FD

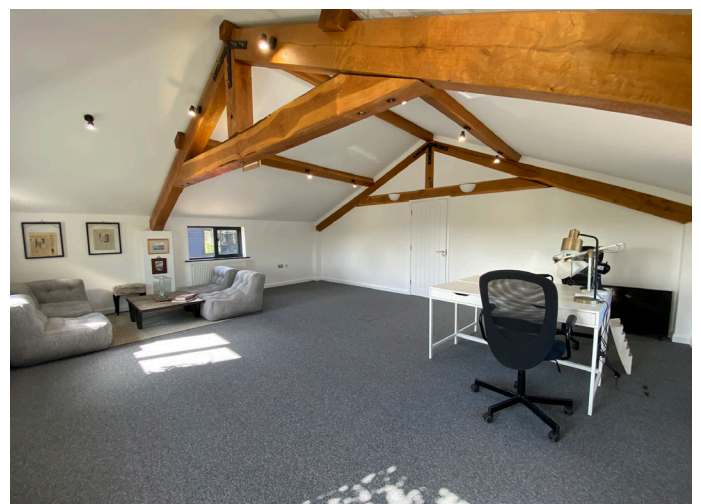
TO LET

FIRST FLOOR REFURBISHED E CLASS OFFICE

Size - 91.97 sq m (990 sq ft)

Key Features:

- Attractive rural area, but within 2 miles of Chichester centre
- Panoramic views across adjacent farm land
- Professional business environment
- Recently refurbished
- Exposed brickwork and timbers features
- Onsite parking for 5 vehicles
- Passenger lift
- Solar panels on the roof and EV charging points on site
- EPC - B
- Available by way of new lease
- Rent £16,830 pax





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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 premises are located on the A286 Birdham Road, approximately 1.7 miles south of Chichester Station, which provides services east/west across the coast, and subsequently London. There is also a bus stop in front of the estate, which serves the surrounding area and nearby Chichester.

Accommodation

The property comprises a first floor sympathetically converted office, completed in 2006. The building has a number of features internally with exposed brick walls and timbers beams. The premises benefit from a high B Rating EPC along with a lift, solar panels on the roof, carpeting, double glazing, gas central heating, inset floor boxes, florescent lights, kitchen and W/C.

There is also Parking for 5 cars and an EV charging point on site.

We understand the premises to have an approximate NIA of 91.97 sq m (990 sq ft).

EPC

We understand the property to have an EPC rating of B.

VAT

We understand the property is registered for 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. 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 on a new full repairing & insuring lease for a term to be agreed, at a commencing rent of £16,830 per annum exclusive.

A service charge will be payable and is currently passing at approx £1,500pax on the first floor.

Building insurance is approximately £290 pax.

Business Rates

Rateable Value (2023): £13,500

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

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:

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PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH