



Ground Floor Offices, 41-42 Southgate  
Chichester, West Sussex PO19 1ET

**TO LET**

## WELL PRESENTED CITY CENTRE OFFICE SUITE

Total NIA - 80.94 sq m (871 sq ft)

### Key Features:

- City centre location
- Close proximity to bus/train stations and car parks
- Rent - £11,500 pax
- Central heating and air conditioning (untested)
- Good natural light
- Kitchen and break out area
- Separate male and female WC's





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## Location

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.

The subject property is situated in Chichester city centre, on the eastern side of Southgate, close to its junction with South Street.

## Accommodation

The property comprises an open plan, ground floor office (forming part of a larger four-storey building).

The main office area is accessed via a hallway from the 'front door', and benefits from its own kitchen with shared WC.

We understand the premises to have an approximate Net Internal Area (NIA) of 80.94 sq m (871 sq ft).

## EPC

We understand the property to have an EPC rating of D (81).

## 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.

## 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. In terms of planning we have assumed 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 for a term to be agreed, at a rent of £11,500 per annum exclusive.

Service charge information given on request.

## 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.

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.

November 2024

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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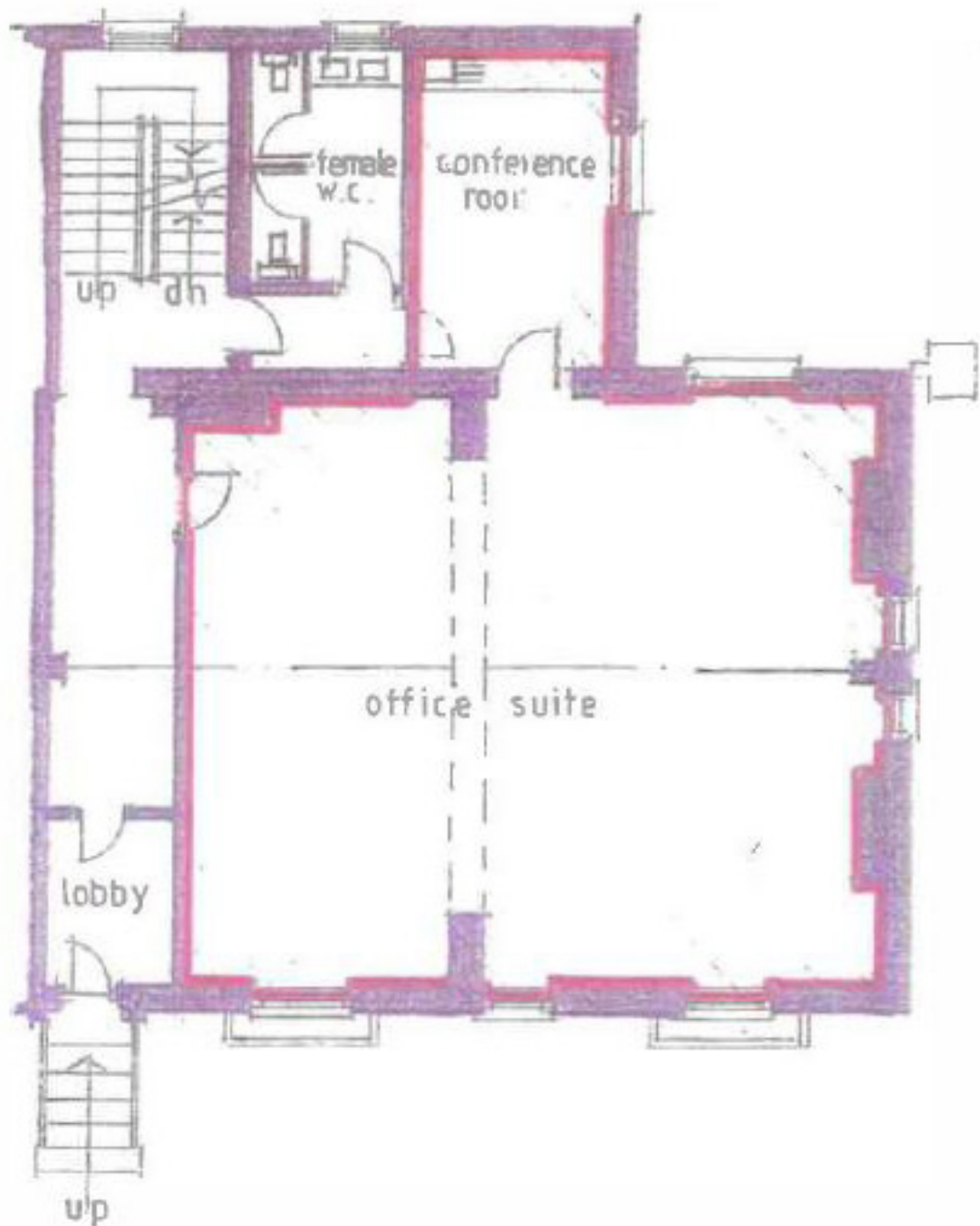


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## Floor Plan



For identification purposes only.