



Metro House, Northgate
Chichester, West Sussex, PO19 1BJ

TO LET

REFURBISHED OFFICE SUITES

Sizes from 185 sq ft to 500 sq ft

Key Features:

- Well recognised and established business hub
- Located in Chichester city centre
- Lift access to all floors
- Rent - £25 per sq ft
- Easy in/out terms
- 1 month notice period
- Separate male & female WC
- Kitchenette facilities





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Location

The cathedral city of 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. Metro House is prominently located in the centre of Northgate in the city centre.

Accommodation

The accommodation benefits from the following amenities:

- Recently refurbished and modernised staffed reception
- Good natural light
- Conference and meeting facilities
- Separate male & female WC
- Kitchenette facilities
- Perimeter trunking
- Central heating

The suites have the following approximate NIA:

Area	Sq Ft	Sq M
2F - Suite 2	500	46.4
2F - Suite 3	500	46.4
GF - Suite 4	185	17.1
GF - Suite 8	230	21.3
GF - Suite 10	445	41.3

EPC

We understand the property to have an EPC rating of D (78).

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 accommodation is available on a license basis, at a rent of £25 per sq ft, and includes the following:

- Electricity
- Heating/cooling
- Service charge
- Building insurance

This excludes business rates and broadband.

Business Rates

The occupier may be entitled to 100% Small Business Rate relief. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

VAT

We understand that the property is registered for 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.

February 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

