



1a Oakwood Business Park
Chichester, West Sussex PO18 9AL

TO LET

OFFICE ACCOMMODATION WITH PARKING

Total NIA - 1,878 sq ft (174 sq m)

Key Features:

- Easy access to A27 Chichester bypass
- LED lighting
- Kitchenette and WC's
- On site parking
- Secure yard
- Air conditioning
- Rent £32,500 pax
- New EFRI lease available





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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.

Oakwood Business Park is located northwest of Chichester, approximately 2.5 miles from the town centre.

Accommodation

The subject property comprises an attached building currently configured as two separate lettable areas, known as Units 1a & 1b. The subject property known as Unit 1a forms the northern half of the property, and is arranged as two-storey office accommodation. The offices have generally been carpeted throughout, and benefit from suspended ceiling tiles, air conditioning and oil central heating.

The suite also comes with a secure yard.

We have measured and calculate the premises to have the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor Offices	843	78
First Floor Offices	1,035	96
Total	1,878	174

EPC

To be assessed.

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.

March 2025

Planning

We understand that the premises benefit from a Class E use under the Town & Country Planning (Use Classes) Order 1987, as amended and more specifically as offices.

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.

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 commencing rent of £32,500 per annum exclusive.

Business Rates

Rateable Value (2023): £25,750.

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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