



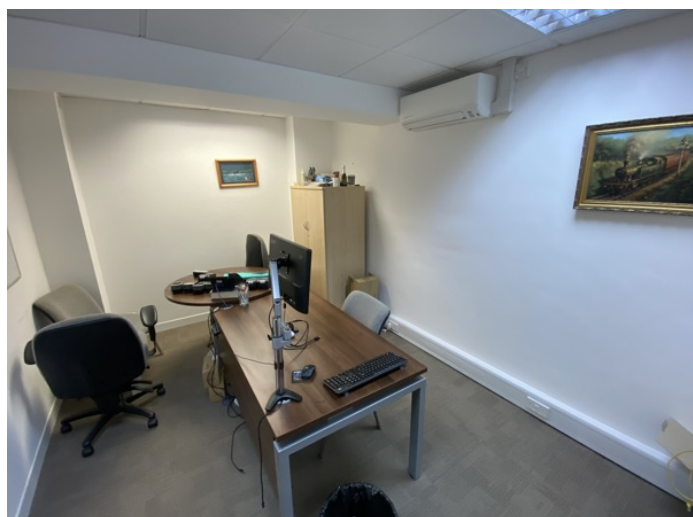
First Floor, Midland House
1 Market Avenue, Chichester, West Sussex, PO19 1JU

TO LET

City Centre Office Accommodation with Parking

Key Features:

- Central location within walking distance of the city centre, parking, train and bus stations
- Refurbishment of internal core undergoing
- Refurbishment of external elevations completed
- Entry phone system
- Air-Conditioning
- On site parking
- New EFRI lease available
- Rent on application
- Strong probability that 100% small business rates relief is possible.





First Floor, Midland House
1 Market Avenue, Chichester, West Sussex, PO19 1JU

Location

The Cathedral City of Chichester is an historic and thriving administrative centre in 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 city has excellent road communications being conveniently situated on the A27 south coast trunk road which runs east to Worthing and Brighton and west to Portsmouth where it connects with A3(M) M27 and M3 motorways. Gatwick Airport is located approximately 50 miles to the north east.

By rail, there are frequent services to London Victoria (1 hour 30 minutes); as a result Chichester is a popular commuter location for those working in London's City and West End which has benefited the local economy accordingly.

Description

City Centre Office Accommodation with Parking

Accommodation

The property comprises first floor office accommodation in the west wing which is accessed by either lift or communal stairwell. The space comes with Air-Conditioning, LED lighting, solid carpeted floor with perimeter trunking, entry phone system, kitchenette with communal toilets at each half landing and also benefitting from parking to the rear of the building.

The suite is formed of a number of partitioned offices but could be made open plan by agreement.

We have measured and calculate the premises to have a total approximate Net Internal Area (NIA) of Approx. 950 sq ft (88.23 sq m).

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.

19 May 2025

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 by way of a new effectively full repairing and insuring lease/leases.

Rent on application.

Business Rates

Interested parties should make their own enquiries to satisfy themselves of their business rates liability however, it is highly probable that 100% small business rates relief may apply making this suite even more affordable.

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:

Mark Minchell
m.minchell@flude.com
07711630113
www.flude.com

Noah Minchell
n.minchell@flude.com
01243 217302



Flude
PROPERTY CONSULTANTS

