



1 The Mill  
Stane Street, Maudlin, Chichester, West Sussex, PO18 0FF

**TO LET**

## Office On Modern Business Park

### Key Features:

- Self contained first floor office
- LED Lights
- Open plan with glass partitioned boardroom
- Café on site
- Parking for six cars.
- Kitchenette & W/C
- Total size 1,292 sq ft
- Electric heating
- Rent per annum £16,800 pax
- Double aspect with views over the South Downs





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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.

## Description

Office On Modern Business Park  
Total Size - 1,292 sq ft (120.03 sq m)

## Accommodation

The premises comprises of a first floor office, within a light industrial/business unit. The unit is predominantly open plan, with a glass partition boardroom, storage/stationary room, kitchen & W/C. The office benefits from double glazing, with further light from translucent light panels. Further amenities include carpeting, electric heating, perimeter trunking and LED lights.

Café on site  
(<https://maps.app.goo.gl/DLXTdtfBoyf3hYZY9>)

The accommodation has the following approximate floor areas (IPMS-3):  
1,292 sq ft (120 sqm)

## EPC

More information on request.

## 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 at a commencing rent of £16,800 per annum exclusive.

There is a service charge contribution to the maintenance of the building together with building insurance, further information on request.

## Business Rates

The suite currently forms part of a larger rating assessment. The suite will need to be split out.

Further details 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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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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.

31 July 2025