



TO LET/FOR SALE

Units 2 & 3, Southern Gate Office Village
Chichester, West Sussex, PO19 8SG



Key Features

- Easy access to A27 south trunk road
- Central location within walking distance of city centre, parking, train and bus stations
- Prestigious office accommodation
- Open plan floor plates with raised floors and air conditioning
- On site parking for 20 vehicles (10 per building), with the possibility of more by prisoner parking
- Passenger lift to all floors (DDA compliant)
- To let on new EFRI lease(s) as a whole or on a floor by floor basis
- Ability to create open plan suites of approx 3,100 sq ft on each floor
- Consideration will be given to selling individual units on a freehold basis





Location & Situation

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 accommodation is situated in Southern Gate Office Village, off Terminus Road, a short 10 minute walk from the city's main shopping area.

The bus, train station and multi-storey car park are located within a five minute walk, with train services running to Southampton, Portsmouth, Brighton, Gatwick Airport and London.





Description & Accommodation

The office suites have the following approximate Net Internal Areas:

Unit 2	Sq Ft	Sq M
Ground Floor	149	1,604
First Floor	153	1,674
Second Floor UNDER OFFER	156	1,682
Total	459	4,924

Unit 3	Sq Ft	Sq M
Ground Floor	150	1,616
First Floor	145	1,562
Second Floor UNDER OFFER	160	1,722
Total	455	4,900

The specification includes:

- Raised floors
- Carpeted
- Suspended ceilings
- Gas fired central heating
- LED lighting
- Door entry system
- Disabled WCs on each floor
- Onsite parking
- Four man passenger lift





Rateable Value

Unit 2 - Rateable Value (2023) £78,500

Unit 3 - Rateable Value (2023) £78,000

EPC

We understand the property to have the following EPC ratings:

Unit 2 - B (50)

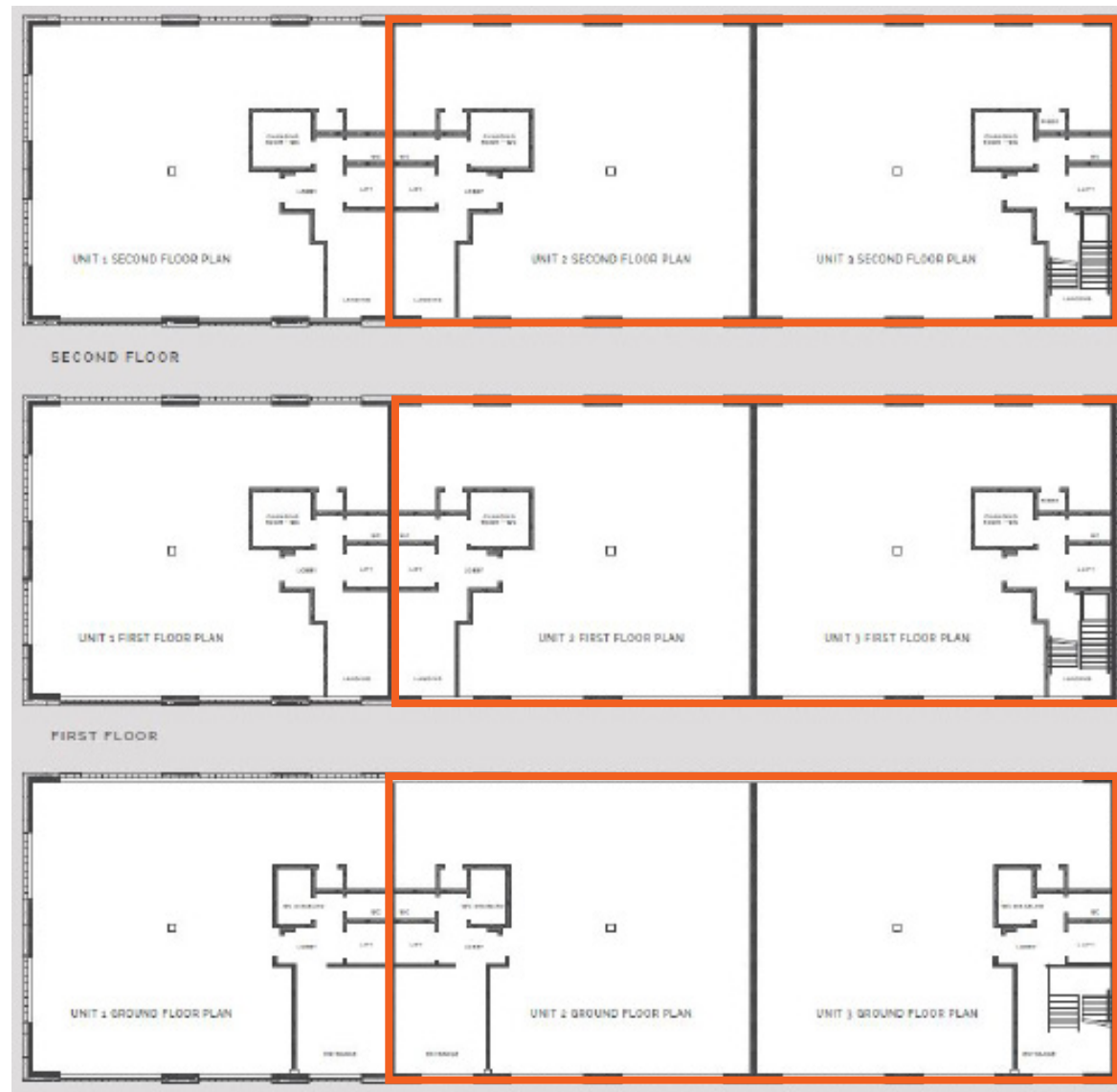
Unit 3 - B (47)

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.





FLOOR PLAN For identification purposes only



Terms

The subject accommodation is available to let as a whole or on a floor by floor basis by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £21.50 psf.

Freehold prices available upon request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

Further information available on request.



Further Information

Please contact sole agents Flude Property Consultants:

Mark Minchell
m.minchell@flude.com
01243 929136

Noah Minchell
n.minchell@flude.com
01243 217302

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.

