



TO LET

Ilex Place
Friary Lane Car Park, Chichester, West Sussex, PO19 1UF



Key Features

- Self Contained building with small courtyard garden and external balcony
- Central location within walking distance of the city centre, parking, train and bus stations
- Secure parking
- New FRI lease available for term to be negotiated
- Entry phone system
- Total size NIA 2,720 sq ft
- Rent £40,000 pax
- May split
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses





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Location & Situation

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.

The property is located on the East Pallant Car Park.





Description & Accommodation

This contemporary office building positioned in Chichester city centre is accessed from the Friary Lane car park. Arranged over three floors (inc basement), the property offers a modern office space suitable for a variety of professional and commercial occupiers.

The specification includes:

Mixture of LED lighting and spot lighting
Solid carpeted flooring with perimeter trunking
Kitchen in both basement and on second floor
WC facilities in both basement and second floor

The property further benefits from an external courtyard area and a private balcony, providing additional breakout or informal meeting space.

Externally, the building includes dedicated on-site parking for up to seven vehicles (with some double parking).

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground	946	87.88
First	1,079	100.24
Second	615	57.13
Basement	80	7.43
Total	2,640	245.26





Rateable Value

Current rateable value - £31,750

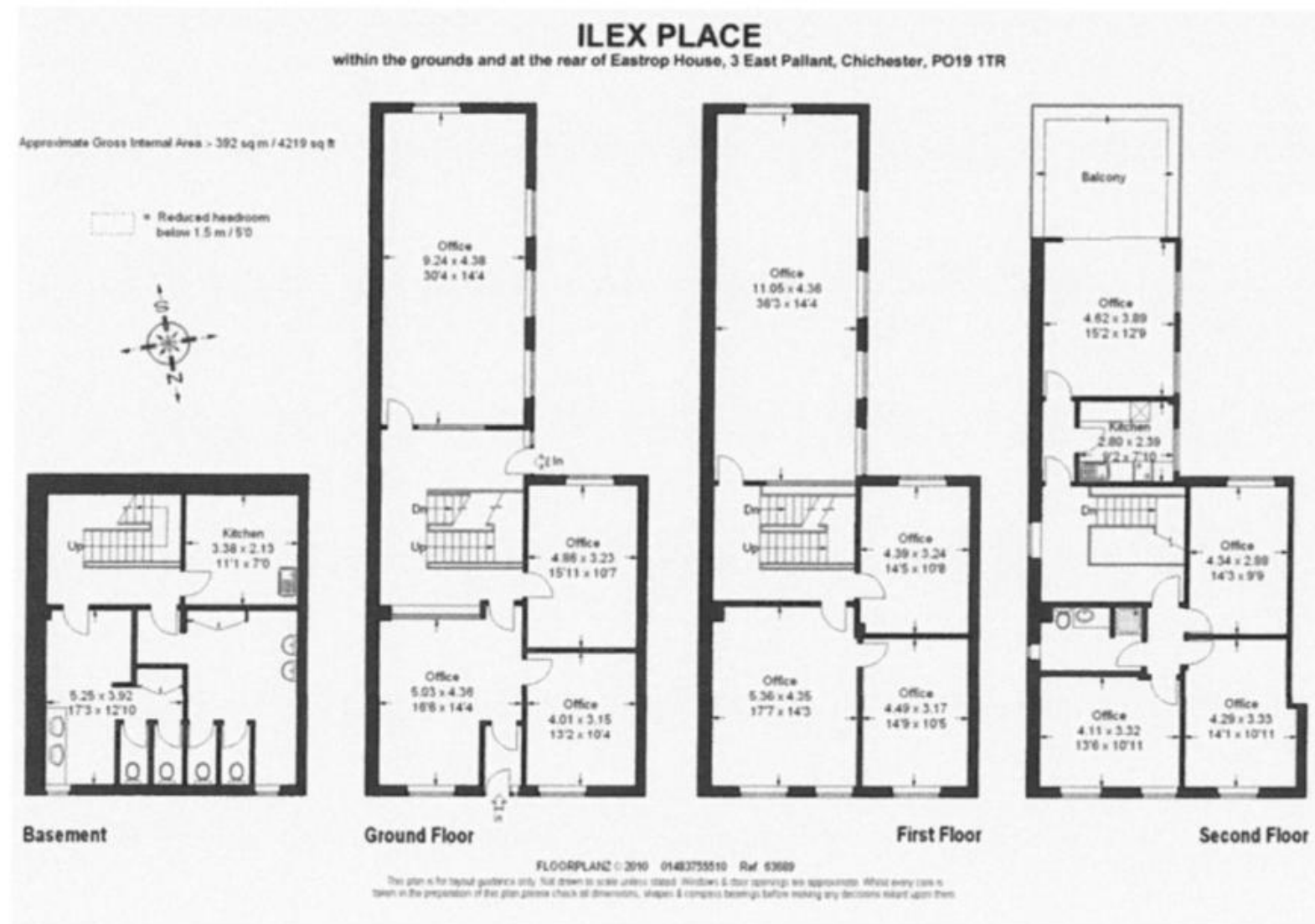
EPC

We understand the property has an EPC rating of E.

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 office use within Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new full repairing and insuring lease at a commencing rent of £40,000 per annum exclusive.

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.



Further Information

Please contact the sole agents Flude Property Consultants:

Mark Minchell
m.minchell@flude.com
01243 929136

Noah Minchell
n.minchell@flude.com
01243 217302

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16 September 2025

