



8-9

Temple Bar Business Park, Strettington, Chichester, West Sussex

**TO LET**

## E CLASS CONVERTED BARN

### Key Features:

- Good natural light
- Open plan layout
- Total size 970 sq ft
- Available for a variety of uses (STP)
- On site car parking
- New FRI lease available
- Rent £1,062.50 pmx
- Available from now





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Temple Bar Business Park, Strettington, Chichester, West Sussex, PO18 0TU

## Location

Temple Bar Business Park is located in Strettington an attractive rural area. The A27 is conveniently accessible being approximately 0.5 miles to the south. Chichester City centre is approximately 3 miles to the west. The units are close to the Rolls Royce headquarters and Goodwood Park Hotel with the Goodwood Motor Circuit and Golf Club also in close proximity.

## Description

The property forms part of a courtyard development, being on the east side with exposed beams and window frontage. The accommodation comprises two broadly rectangular open plan offices, with WC's in the lobby area / entrance.

There is car parking available on the development.

## Accommodation

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

Area	Sq Ft	Sq M
Unit 8	487	45.24
Unit 9	484	44.96
Total	970	90.11

## EPC

We understand the property has an EPC rating of C (66).

## Planning

The property forms part of a courtyard development, being on the east side with exposed beams and window frontage. The accommodation comprises two broadly rectangular open plan offices, with WC's in the lobby area / entrance.

There is car parking available on the development.

## Terms

The property is available to let by way of a new full repairing and insuring lease at a commencing rent of £12,750 per annum exclusive.

Service charge and the building insurance on request.

## Business Rates

Rateable Value (2023): £12,500

Rateable Value (Draft - Scheduled for Implementation from 1st April 2026): £14,000

Occupiers will pay approximately 50% of this per annum (on sub £50,001 Rateable Values) and approximately 55% on Ratable Values above.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability: <https://www.gov.uk/find-business-rates>.

## VAT

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

## Legal Fees

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.

27 January 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Noah Minchell  
n.minchell@flude.com  
01243 217302  
[www.flude.com](http://www.flude.com)

Ben Clark  
ben@marshallclark.co.uk  
44 (0) 1903 236599



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