



TO LET

Bicentennial House, Suite 3 Ground Floor
Southern Gate, Chichester, West Sussex, PO19 8EZ



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Key Features

- Well located close to A27 south coast trunk road
- Close to city centre, parking and public transport (5 minutes)
- Open plan office with integral kitchenette
- Ground Floor so DDA compliant
- Low service charge
- Voice entry system, raised floors & carpet throughout
- Shared WC and shower facilities
- On site parking
- New EFRI lease
- Business Rates currently £4.50 per sqft.



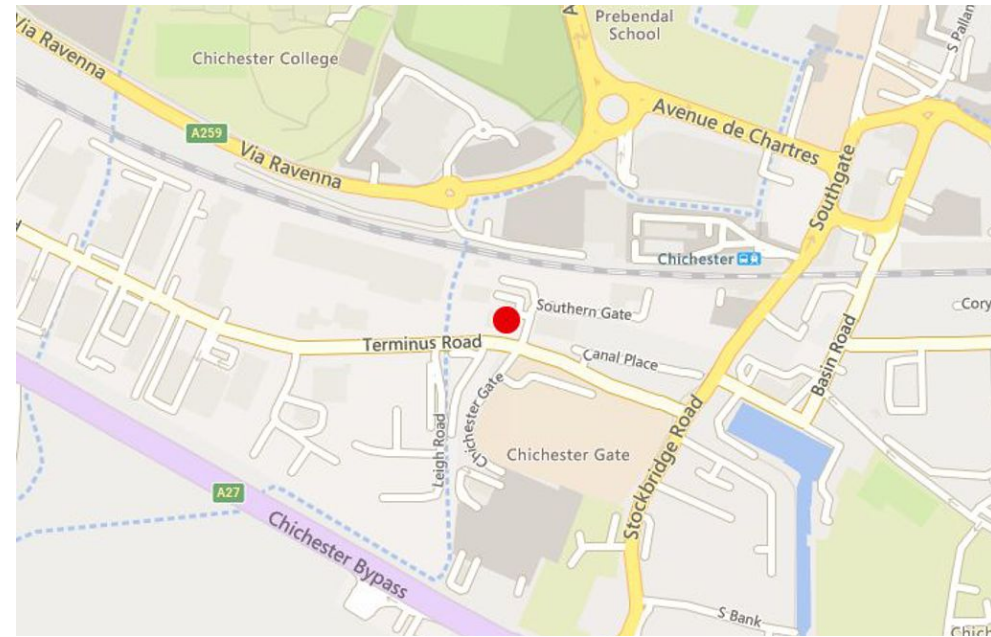


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Location & Situation

Chichester is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

The property is located on Southern Gate which is accessed from Terminus Road. Chichester city centre, the multi storey car park and public transport (rail and bus) are all within a short walking distance.





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Description

Well Presented Modern E-Class Suite

Furniture Available

Size 2,655 sqft (246.66 sqm)

The office suite is open plan and benefits from the following amenities:

Voice entry system

Raised floors Carpet throughout

Shared WC and shower facilities

Suspended ceilings

Kitchenette

Air conditioning and gas fired heating system

Fibre optic broadband

Dedicated on site parking for nine cars within lease





Rateable Value

The building currently has one rating assessment which the landlord pays. The tenant is responsible for paying a proportion of the total amount which is set at £4.50 per sq ft.

EPC

We understand the property has an EPC rating of B(50).

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.





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Terms

The property is available on a new effective Fully Repairing and Insuring lease, subject to a service charge on terms to be agreed.

Rent £47,500 pax

Legal Fees

Each party to bear their own legal costs incurred.

VAT

The property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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15 December 2025

