



TO LET

Suite 3 Martins Barn
Birdham Road, Chichester, West Sussex, PO20 7FD



Key Features

- Open plan with meeting room
- To let on new EFRI lease
- Attractive barn style office building
- Located on main A286 road
- Easy access to A27 Chichester By-Pass
- Five allocated parking spaces
- Visitor parking available
- Rent £1,250 pmx
- EPC Rating of B 30
- Small business rate relief eligible





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Location & Situation

The property is located in an attractive rural area close to the village of Birdham on the main A286 which provides easy access to the A27 Chichester ByPass to the north. Birdham is situated on the shores of Chichester Harbour and Chichester Marina, and lies approximately three miles to the south west of Chichester.





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Description

Attractive Office Space with Parking
Size 900 sq ft

The accommodation provides an attractive office space with scenic views and up to five dedicated parking spaces.

The suite benefits from the following amenities:

Separate male & female WC facilities

Disabled WC accommodation

Kitchen

Carpeting throughout

Double glazing

Perimeter trunking

Electric heating

Good natural light

We have measured the accommodation to have an approximate net internal area (NIA) of 900 sq ft (83.6 sq m).





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Rateable Value

Rateable Value (2023): £13,250 RV

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%.

EPC

The suite benefits from an EPC rating of B 30.

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.





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Terms

The suite is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £1,250 per month exclusive.

We understand that a service charge will be payable.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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24 November 2025

