



**TO LET**

**Nicola Jane Building  
Southern Gate, Chichester, West Sussex,**



## Key Features

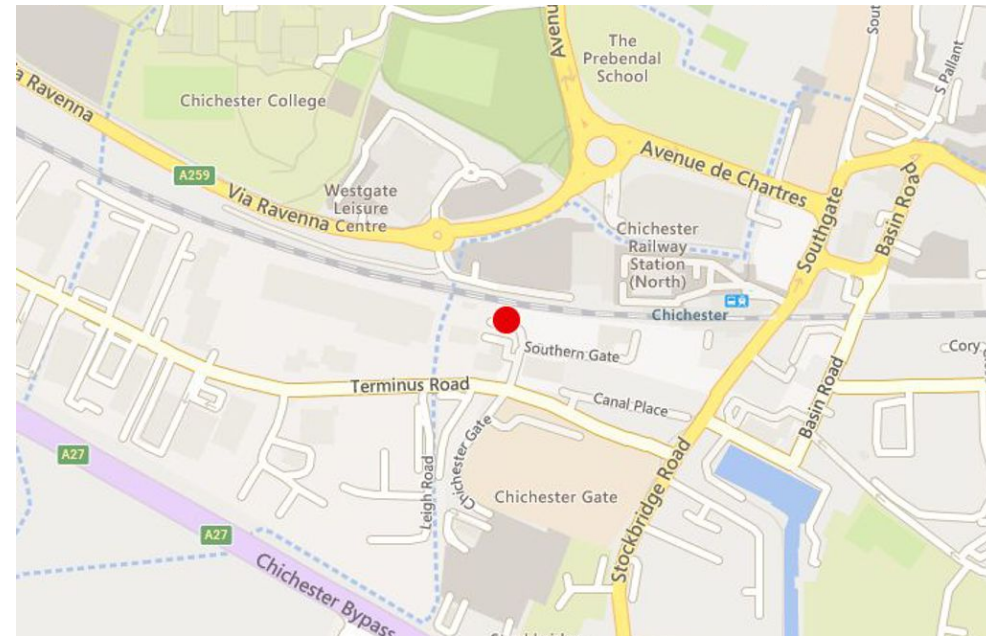
- The property is centrally located next to the railway and bus stations and the city centre is within short walking distance
- Easy access to A27 south trunk road
- New FRI lease available
- Office or E Class use
- Car Parking for 13 vehicles
- Lift throughout all floors
- Open plan area but with some partitioned meeting rooms
- Lots of natural light
- Rent £20 sq ft
- Available as whole or on a floor by floor from 1,525 sqft to 3,145 sqft





## 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.





## Description & Accommodation

The property is a three-storey office building, originally constructed in 2005, with brick elevations and a pitched tiled roof with communal areas providing WCs and a lift serving all floors.

Ground Floor: Currently used for stock fulfilment, can be refurbished for full office/E Class use. It features carpet tile flooring, a mix of LED and fluorescent lighting, double-glazed windows, and a kitchenette.

First Floor: Predominantly open-plan office space with good natural light, LED lighting, floor boxes, and a kitchenette. It also includes a large partitioned meeting room and a smaller office/meeting space which benefit from air conditioning.

Second Floor - let to CM Client Services comprising 1,680 sqft

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

Area	Sq Ft	Sq M
Ground Floor	1,620	150.5
First Floor	1,525	141.67
Second Floor	1,680	156.07
Total	3,145	292.17





## Rateable Value

Ground and First Floor - Rateable Value (2023): £48,250

If the floors are let separately an application will be made to split the assessment.

## EPC

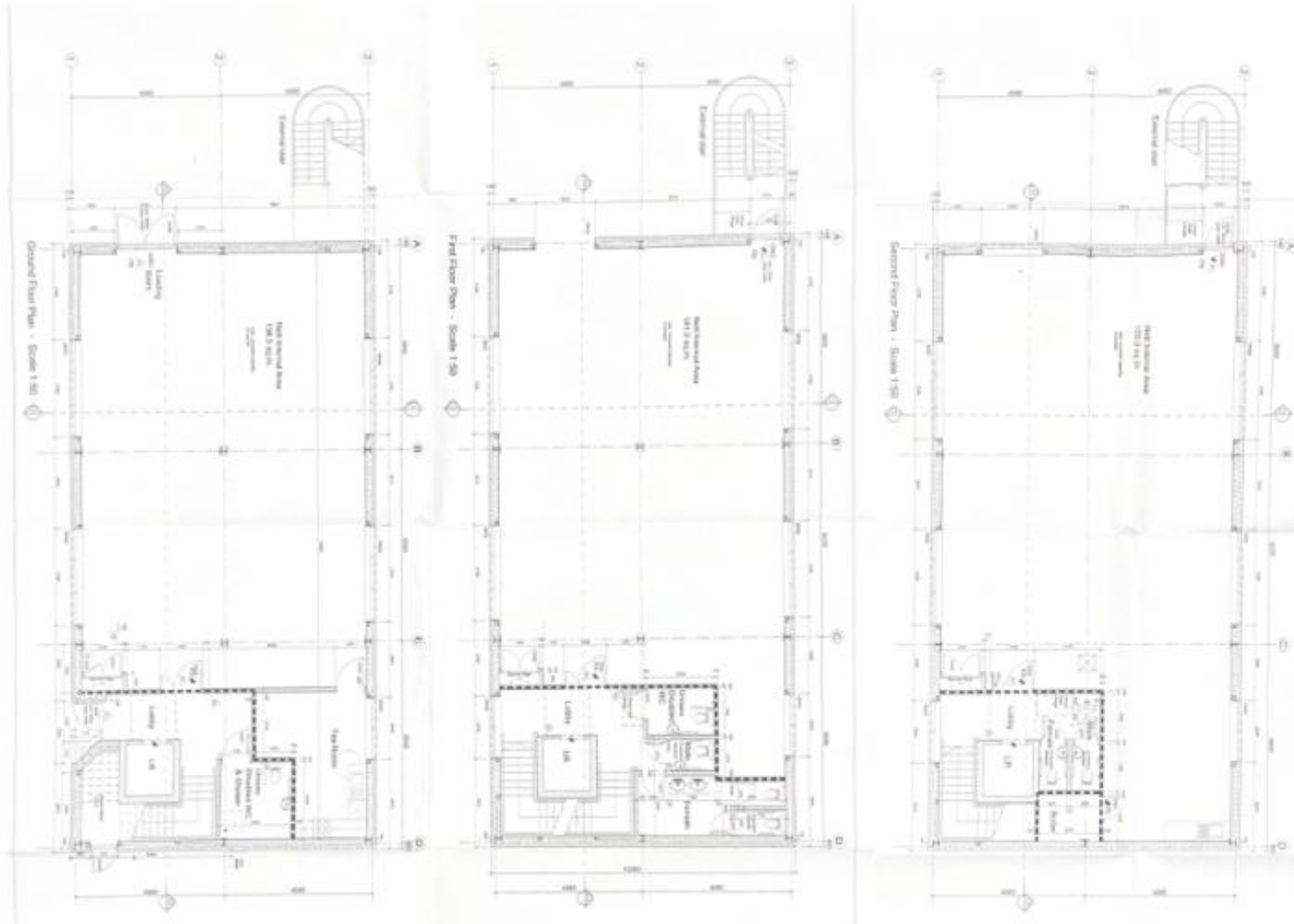
We understand the property has an EPC rating of C (58).

## Planning

We understand that the premises benefit from a Class E use under the Town & Country Planning (Use Classes) Order 1987, as amended.

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.

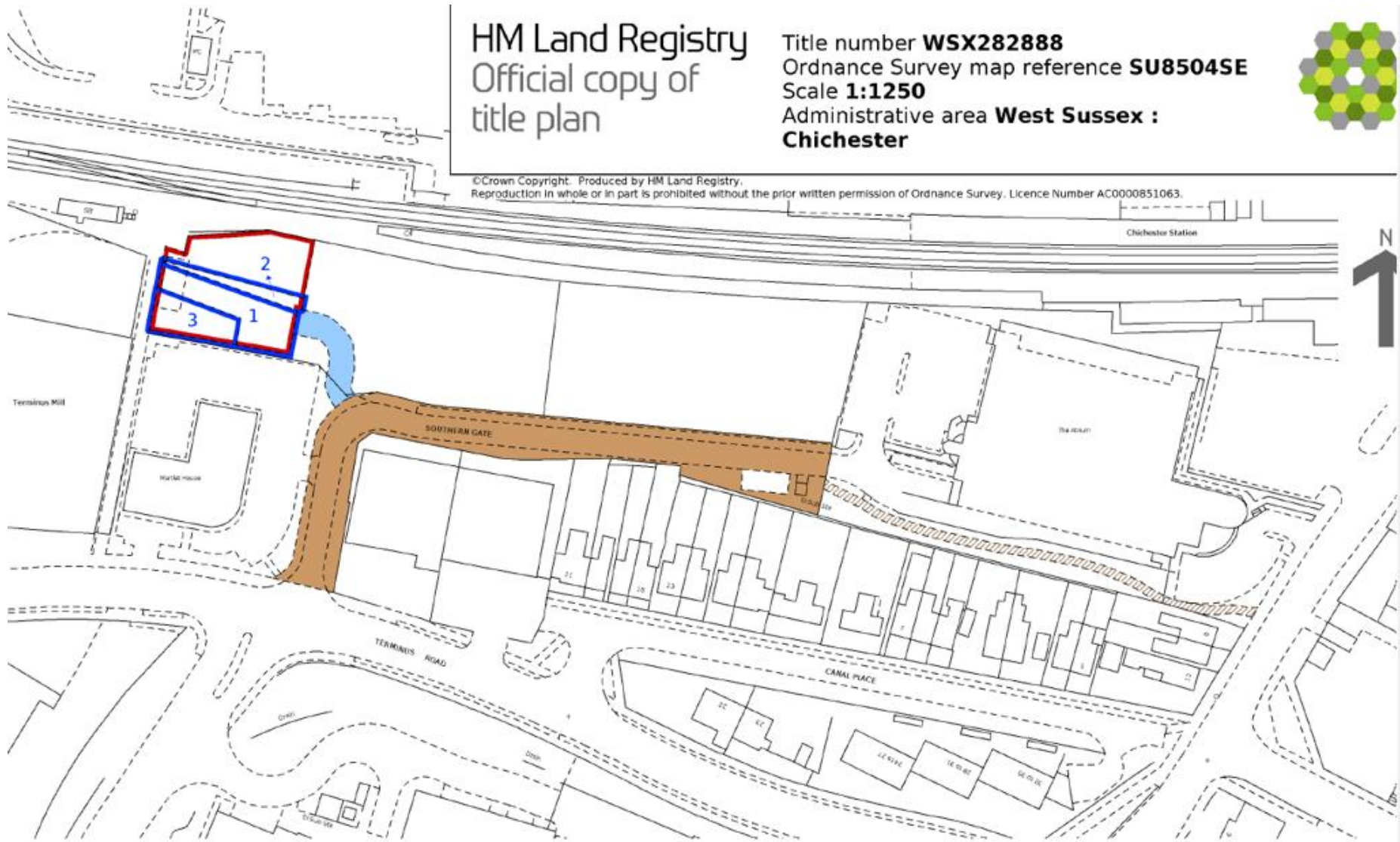


HM Land Registry  
Official copy of  
title plan

Title number **WSX282888**  
Ordnance Survey map reference **SU8504SE**  
Scale **1:1250**  
Administrative area **West Sussex :**  
**Chichester**



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GOAD 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 £20 psf.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT and therefore VAT is applicable to the rent.



## Further Information

Please contact the sole agents Flude Property Consultants:

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24 June 2026

