



**TO LET**

1st 2nd And 3rd Floors  
1-3 South Street, Chichester, West Sussex, PO19 1EH



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## Key Features

- Prime City Centre Location
- Open plan Offices
- E Class Suites available as a whole or on a floor by floor basis
- Close to the Station, car parks and shops
- Accommodation from 1,208 - 4,259 Sq Ft
- Matter Port - <https://my.matterport.com/show/?m=SeAaQnFuFs7>
- Rent £22 per sq ft exclusive
- New EFRI lease available
- Air Conditioned space with new LED lighting in warehouse style configuration.







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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 sits in a strong central position on South Street, immediately adjacent the Chichester Cross and the Cathedral with amazing views of both.





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## Description & Accommodation

The building offers three fully refurbished floors of bright, open-plan office space, designed to provide a modern and professional environment. Each floor features new carpets and LED lighting with exposed services for a contemporary feel. The kitchens have been upgraded with light timber units and solid worktops, adding a stylish touch to the communal areas.

In addition, the space benefits from air conditioning and new LED lighting in a warehouse-style configuration, creating a versatile and comfortable setting. Available for a variety of uses (subject to planning), this property combines functionality with a sleek, industrial aesthetic-perfect for businesses seeking a dynamic workspace.

Matter Port - <https://my.matterport.com/show/?m=SeAaQnFuFs7>

We have measured and calculated the accommodation to have the following approximate floor areas (IPMS-3):

Area	Sq Ft	Sq M
First Floor	1,566	145.48
Second Floor	1,485	137.96
Third Floor	1,208	112.22
Total	4,259	395.66







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## Rateable Value

1st floor Rateable Value (2023): £21,000  
(2026): £22,500

2nd floor Rateable Value (2023): Split into two assessments Office B £12,250 and Office A £4,300.  
(2026): £13,250 and £4,600

3rd floor Rateable Value (2023): £10,500 - The occupier may be entitled to 100% Small Business Rate relief.  
(2026): £11,500

In April 2026, rateable values are being updated to reflect current market rents. This revaluation will be used to calculate business-rates liabilities from April 2026.

## EPC

We understand the property has an EPC rating of C 70.

## Planning

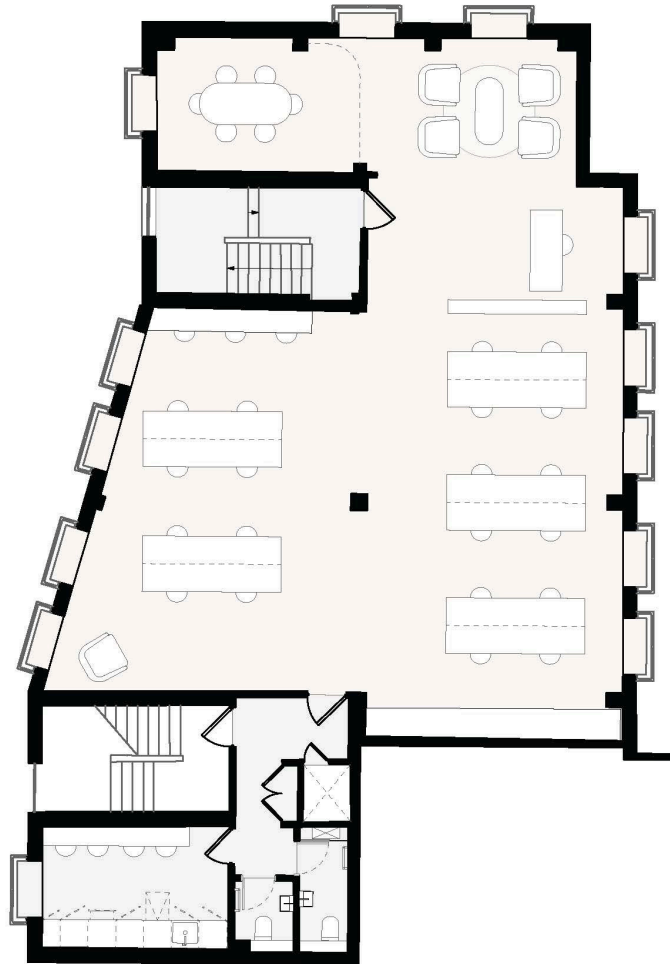
A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





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## 1st Floor



FLOOR PLAN For identification purposes only.



0m 1m 2m 3m 4m 5m

Do not scale from this drawing. All dimensions are to be checked on site prior to commencing works on site. Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notified immediately to the project lead in writing.

### INFORMATION

Rev	-
Description	for information only
Issue Date	05/12/2025

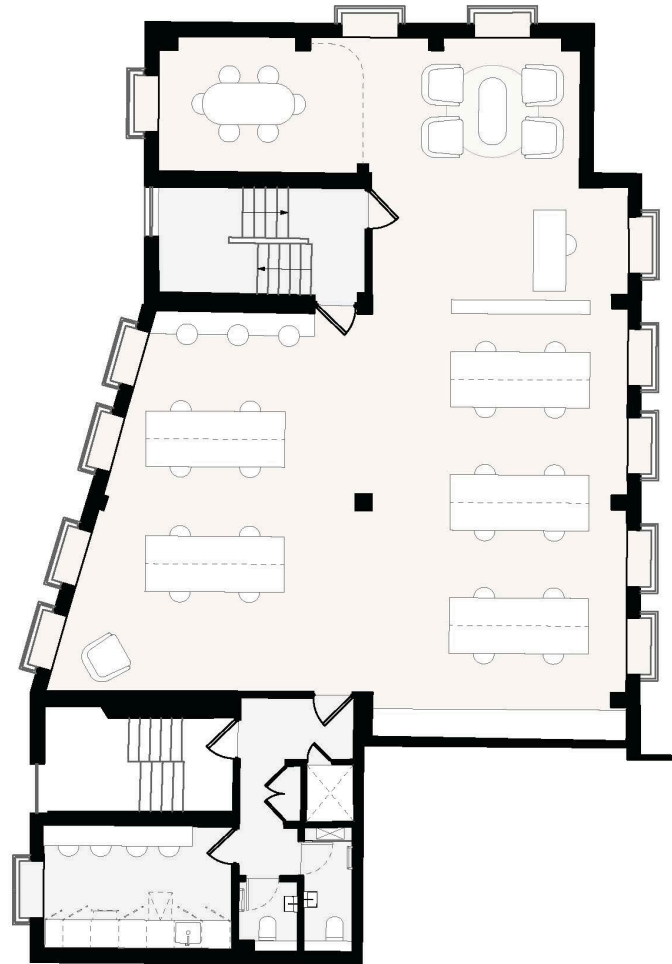
Stage	Marketing
Project	1-3 South St
Client	Private
Drawing No.	2429-OPDS-03-101
Title	First Floor
Scale	1:100 @ A3
Drawn	JB

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## 2nd Floor



FLOOR PLAN For identification purposes only.



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### INFORMATION

Rev	-
Description	for information only
Issue Date	05/12/2025

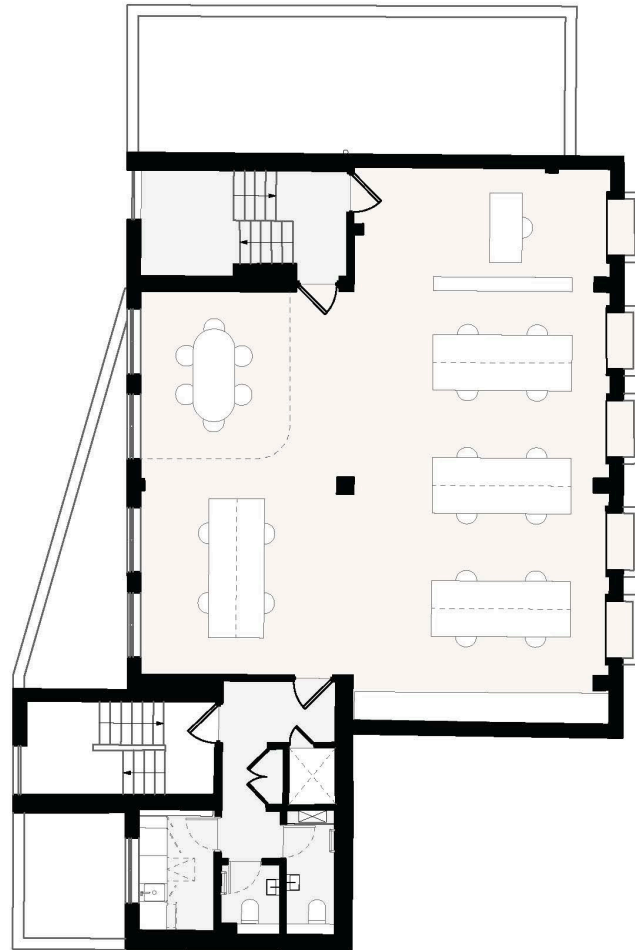
Stage	Marketing
Project	1-3 South St
Client	Private
Drawing No.	2429-OPDS-03-102
Title	Second Floor
Scale	1:100 @ A3
Drawn	JB

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## 3rd Floor



FLOOR PLAN For identification purposes only.



0m 1m 2m 3m 4m 5m

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### INFORMATION

Rev	-
Description	for information only
Issue Date	05/12/2025

Stage	Marketing
Project	1-3 South St
Client	Private
Drawing No.	2429-OPDS-03-103
Title	Third Floor
Scale	1:100 @ A3
Drawn	JB

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Experian Goad Plan Created: 04/12/2025

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GOAD PLAN For identification purposes only.



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## Terms

The offices are available as a whole or on a floor by floor basis to let by way of a new (effectively) full repairing and insuring lease at a commencing rent of £22 per sq ft 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:

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9 December 2025

