

**TO LET**

**FIRST FLOOR OFFICE SUITE  
FROM 102.19 m<sup>2</sup> (1,100 ft<sup>2</sup>)**

**01903 236599**

[www.marshallclark.co.uk](http://www.marshallclark.co.uk)

**Incentive Packages Available**



**FIRST FLOOR, EXETER HOUSE, CHICHESTER FIELDS, TANGMERE,  
CHICHESTER, WEST SUSSEX, PO20 2FP**

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# GUIDE RENT FROM £17,600 PER ANNUM

**LOCATION:**

The property is located on Chichester Fields Business Park which comprises an established multi-let modern business park with convenient ample car parking and has convenient access to the A27. Chichester City Centre is located approximately 5 km (3 miles) to the West. There are a variety of other occupiers on the business park including DVSA Driving School, and Kingsbridge Estates.

**DESCRIPTION:**

The accommodation comprises a well-presented office suite and is arranged as a open plan office suite with a number of partitioned offices/ meeting rooms and a kitchenette. There is the ability to take both units, or they can be rented out individually.

We understand there to be the ability to have BT fibre optic broadband, subject to the usual tariffs. We would advise interested parties speak to BT directly to verify connection costs and tariffs.

There are 11 allocated parking spaces for both offices.

The property would lend itself to a variety of uses subject to relevant planning permission.

**The premises has approximate net internal floor area of:**

<b>First Floor West Office</b>	118.82 m <sup>2</sup>	1,279 ft <sup>2</sup>	Guide Rent—£20,500 pax
<b>First Floor East Office</b>	102.19 m <sup>2</sup>	1,100 ft <sup>2</sup>	Guide Rent—£17,600 pax

**TENURE:**

A new effective full repairing and insuring lease with terms to be negotiated.

**SERVICE  
CHARGE:**

The tenant would be responsible for a proportion of the service charge for the development.

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**VAT:** We understand that VAT is payable.

East Suite

**RATES:** We understand that First Floor West has a Rateable Value of £19,250 (VOA 2023 list)

We understand that First Floor East has a Rateable Value of £16,750 (VOA 2023 list)

**LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated

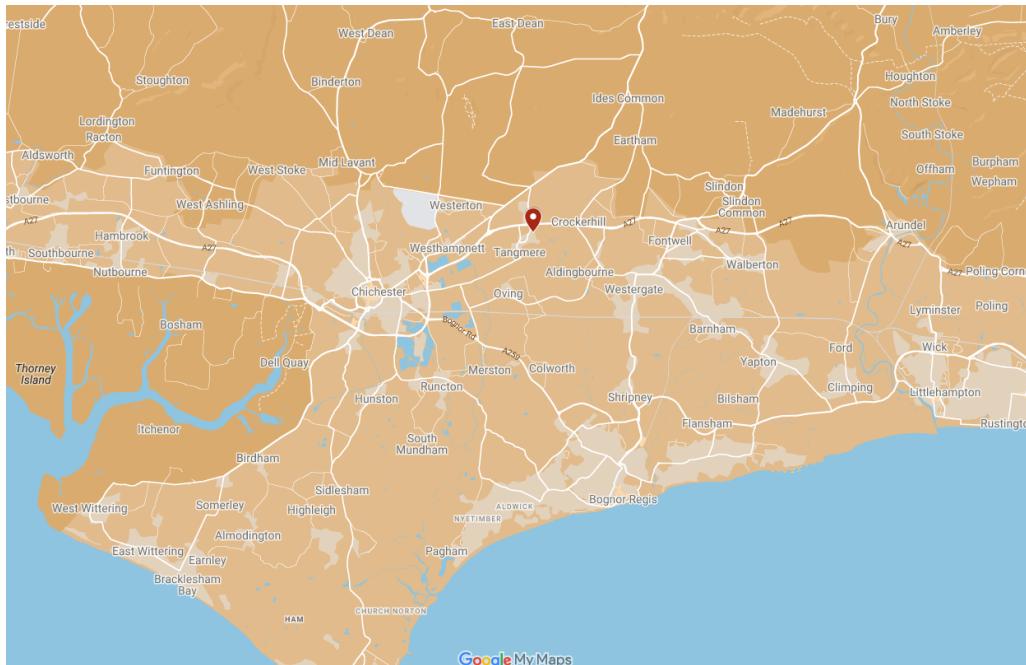
**AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.

**EPC:** C-63

West Suite



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FOR MORE INFORMATION OR  
A VIEWING PLEASE  
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