



**TO LET**

7 Basin Road  
Chichester, West Sussex, PO19 8DU



## Key Features

- Easy access to A27 south trunk road
- Central location within walking distance of city centre, parking, train and bus stations
- Open Plan
- Available for a variety of uses (STP)
- Kitchenette and separate WC's
- Rent £12,800 pa
- To let on new EFRI lease
- Eligible for small business rate relief

## 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.

City Business Centre is situated on the western side of Basin Road, a short walk from Chichester city centre.

## Description & Accommodation

The property comprises a ground floor commercial unit within a modern two-storey business building.

The unit is currently fitted as a retail showroom with open plan sales space to the front, together with a stock room, kitchenette and WC to the rear. The accommodation benefits from good natural light and modern track lighting throughout.

The unit is accessed via a glazed pedestrian entrance from the central courtyard and benefits from two allocated car parking spaces.

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

Area	Sq Ft	Sq M
Sale Area	672	62.43
Total	672	62.43



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## Rateable Value

Rateable Value (2026): £13,250

Eligible for small business rate relief

## EPC

More information on request.

## 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.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease at a commencing rent of £12,800 per annum 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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11 March 2026

