



TO LET

Ground Floor Unit 2, Southern Gate Office Village
Southern Gate, Chichester, West Sussex, PO19 8SG



Key Features

- Easy access to A27 south trunk road
- Central location within walking distance of city centre, parking, train and bus stations
- Prestigious office accommodation
- Open plan floor plates with raised floors and air conditioning
- 3 to 6 on site parking spaces
- Passenger lift to all floors (DDA compliant)
- To let on new EFRI lease(s) as a whole or on a floor by floor basis - consideration given to splitting the floor.
- Only Ground Floor Available - First and Second Floors under offer
- EPC rating B

Location & Situation

Chichester is an historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London, 15 miles east of Portsmouth and 30 miles west of Brighton.

The subject accommodation is situated in Southern Gate Office Village, off Terminus Road, a short 10 minute walk from the city's main shopping area.

The bus, train station and multi-storey car park are located within a five minute walk, with train services running to Southampton, Portsmouth, Brighton, Gatwick Airport and London.

Description

Brand New City Centre Office Accommodation with Parking
Size 1,562 sq ft (145.11 sq m) - 3,208 sq ft (298 sq m)

The office suites have the following approximate Net Internal Areas:

Unit 2 & 3

Ground Floor - 149 sq m (1,604 sq ft) to 298 sq m (3,208 sq ft)

First Floor - Under Offer

Second Floor - Under offer

The specification includes:

Raised floors

Carpeted

Suspended ceilings

Gas fired central heating

LED lighting

Door entry system

Disabled WCs on each floor

Onsite parking

Four man passenger lift



Rateable Value

Further information on request by estimated at £7.75 per sqft payable.

EPC

Unit 2 - B (50)

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 subject accommodation is available to let as a single floor although consideration would be given to letting each half which has independent access and WCs facilities by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £21.50 psf.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.



Please contact the sole agents Flude Property Consultants:

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