



TO LET

**Bicentennial House, Suite 3 Ground Floor
Southern Gate, Chichester, West Sussex, PO19 8EZ**



Key Features

- Well located close to A27 south coast trunk road
- Close to city centre, parking and public transport (5 minutes)
- Open plan office with integral kitchenette
- Ground Floor so DDA compliant
- Low service charge
- Voice entry system, raised floors & carpet throughout
- Shared WC and shower facilities
- On site parking
- New EFRI lease
- Business Rates currently £4.50 per sqft.

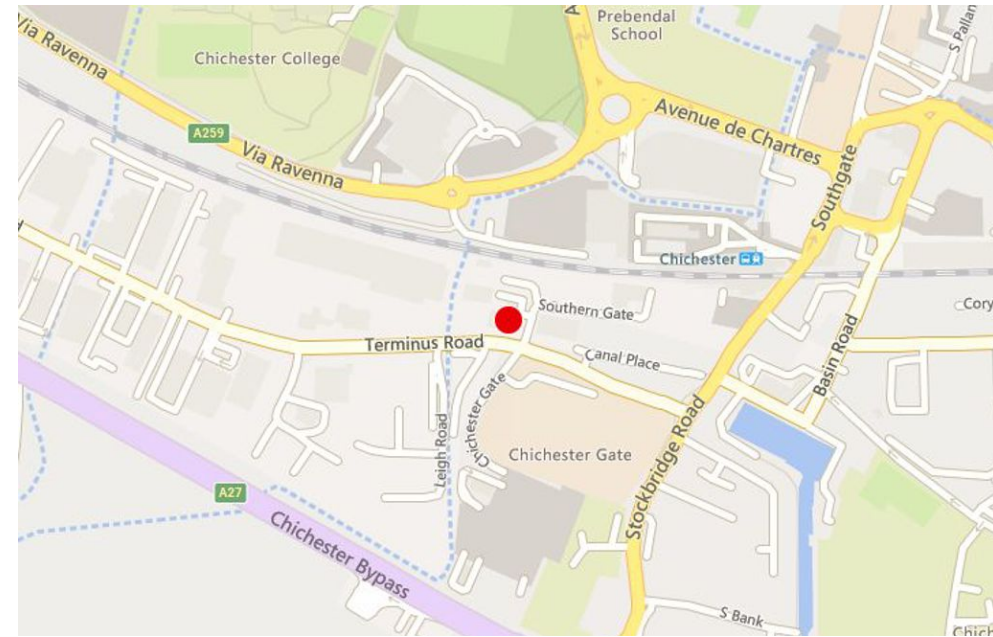




Location & Situation

Chichester is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

The property is located on Southern Gate which is accessed from Terminus Road. Chichester city centre, the multi storey car park and public transport (rail and bus) are all within a short walking distance.





Description & Accommodation

Well-presented, modern E-Class office suite with furniture available, extending to 2,655 sq ft (246.66 sq m).

The suite is arranged in an open-plan layout and benefits from a range of amenities, including a voice entry system, raised floors, and carpeted flooring throughout. Additional features include suspended ceilings, air conditioning, and a gas-fired heating system, providing a comfortable working environment.

Occupiers also have access to shared WC and shower facilities, along with a kitchenette within the suite. Fibre optic broadband is available, and the property benefits from dedicated on-site parking for up to nine cars within the lease.

The accommodation has the following approximate floor areas (IPMS-3):

Area	Sq Ft	Sq M
Ground Floor	2,655	246.65
Total	2,655	246.65





Rateable Value

Rateable Value (2026): £90,000

Occupiers will pay approximately 48% of this per annum.

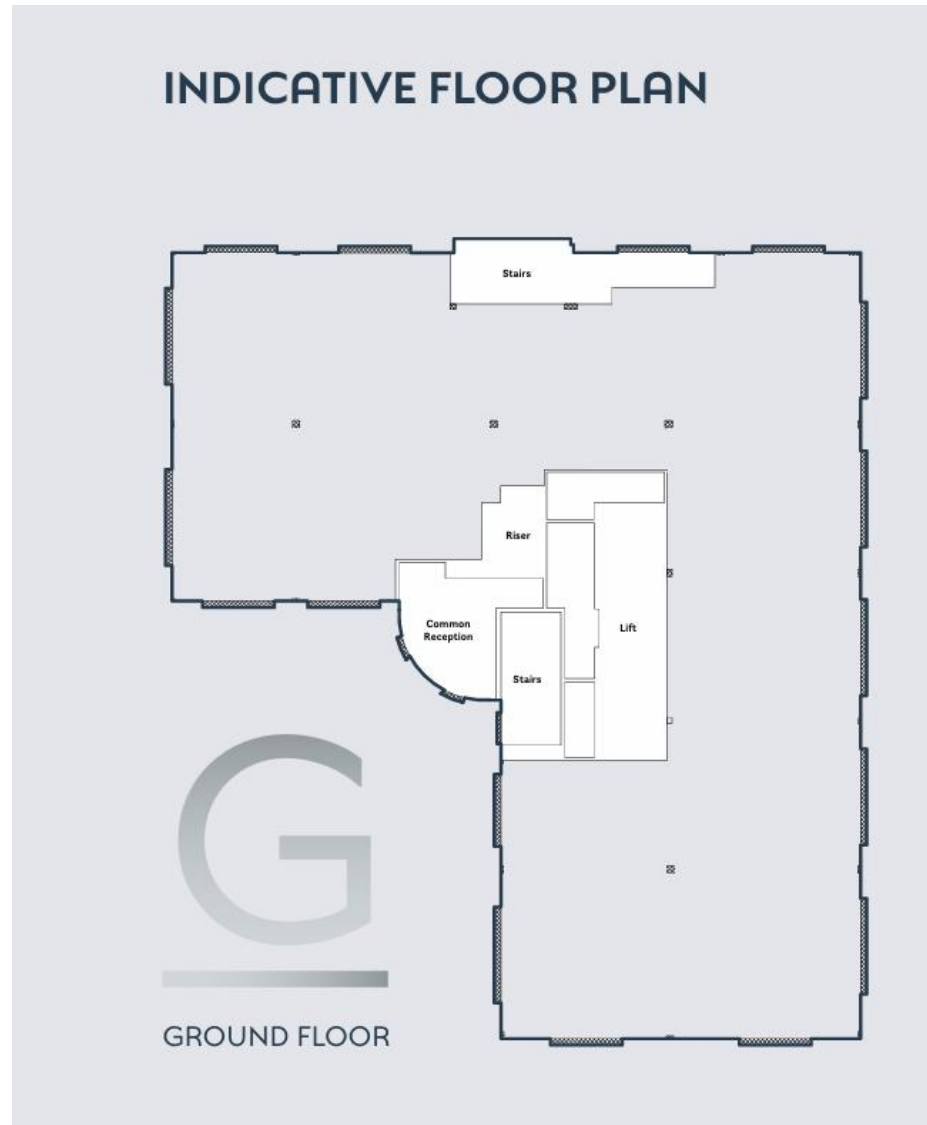
EPC

We understand the property has an EPC rating of 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.





FLOOR PLAN For identification purposes only.



Bicentennial House, Suite 3 Ground Floor
Southern Gate, Chichester, West Sussex, PO19 8EZ

Terms

The property is available on a new effective Fully Repairing and Insuring lease, subject to a service charge on terms to be agreed.

Rent £47,500 pax

Legal Fees

Each party to bear their own legal costs incurred.

VAT

The property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

Mark Minchell
m.minchell@flude.com
01243 929136

Noah Minchell
n.minchell@flude.com
01243 217302

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

20 April 2026

