



TO LET

Sussex House
Crane Street, Chichester, West Sussex, PO19 1LJ



Key Features

- Chichester is an attractive and historic cathedral city
- Large Open Plan Space
- Great Natural Light
- Available for a variety of uses (STP)
- Public car parking nearby
- Sizes from 1,587 sq ft
- Rent £21.00 per sq ft
- New lease available



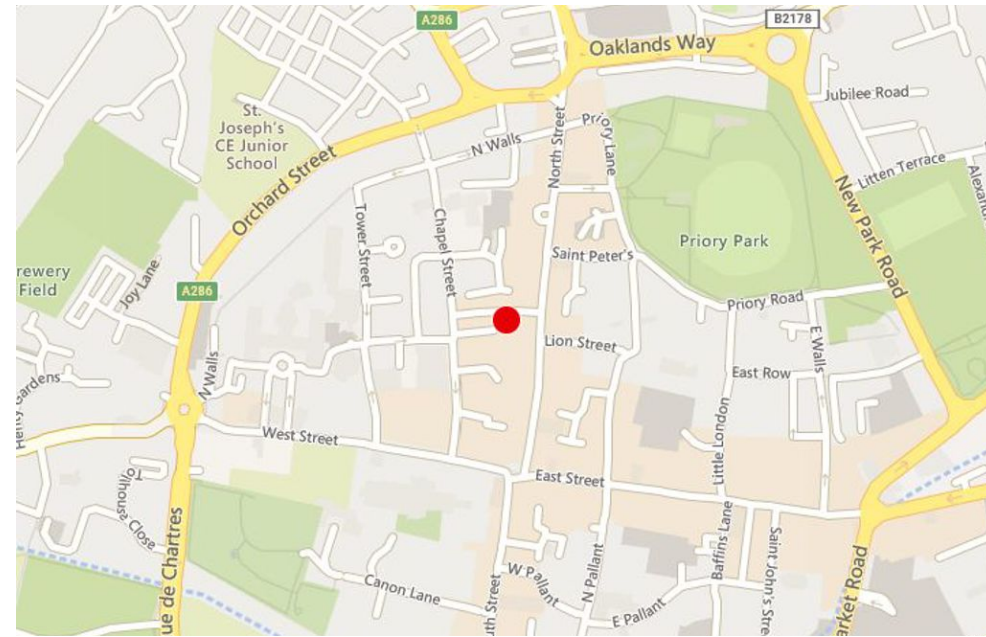


Location & Situation

Chichester is an attractive cathedral city and the county town of West Sussex, strategically positioned along the A27 south coast trunk road. The city lies approximately 15 miles east of Portsmouth and 30 miles west of Brighton, benefiting from excellent road communications across the South Coast. Regular mainline rail services to London further enhance Chichester's appeal as a thriving commercial centre.

Sussex House occupies a prominent central position at the junction of North Street and Crane Street, within the heart of the city's vibrant commercial district. The building enjoys views towards Chichester Cathedral and is surrounded by an excellent range of amenities, including shops, restaurants, cafés and bars.

The ground floor is occupied by a variety of retail businesses, while the office accommodation benefits from a dedicated entrance directly from Crane Street. Stairs lead to the first and second floors, where the office suites are arranged on either side of the central landings, providing attractive and well-connected workspace in a prime city centre location.





Description & Accommodation

Sussex House has recently been comprehensively refurbished to provide high-quality office accommodation in the heart of Chichester city centre. The building now offers contemporary, open-plan workspace benefitting from excellent natural light across three elevations, creating a bright and comfortable working environment.

The refurbishment successfully combines modern specification with the building's original character. Features such as exposed concrete ceilings, rooflights and steel-framed, double-glazed windows introduce an industrial aesthetic while retaining a professional office setting.

The property comprises three self-contained office suites, each finished to a high standard. Every suite includes a fitted kitchen, private WC facilities and a secure intercom system controlling access from the main entrance.

Suite 1 offers bright, open-plan accommodation with attractive views across the city centre. The flexible layout is well suited to a range of occupiers.

Suite 3 provides a mix of open-plan workspace alongside glazed meeting rooms or private offices, offering a practical solution for businesses requiring both collaborative and enclosed working areas.

Suite 4 is arranged around a striking rooflight that introduces natural daylight deep into the space. Combined with exposed concrete finishes and contemporary detailing, the suite provides a distinctive and characterful working environment.

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

Area	Sq Ft	Sq M
Suite 1	2,126	197.51
Suite 3	1,963	182.36
Suite 4	1,587	147.43
Total	5,676	527.3





Rateable Value

Rateable Value (2026):

Suite 1 To Be Assessed

Suite 3 £31,750

Suite 4 £27,750

Occupiers will pay approximately 43% of this per annum.

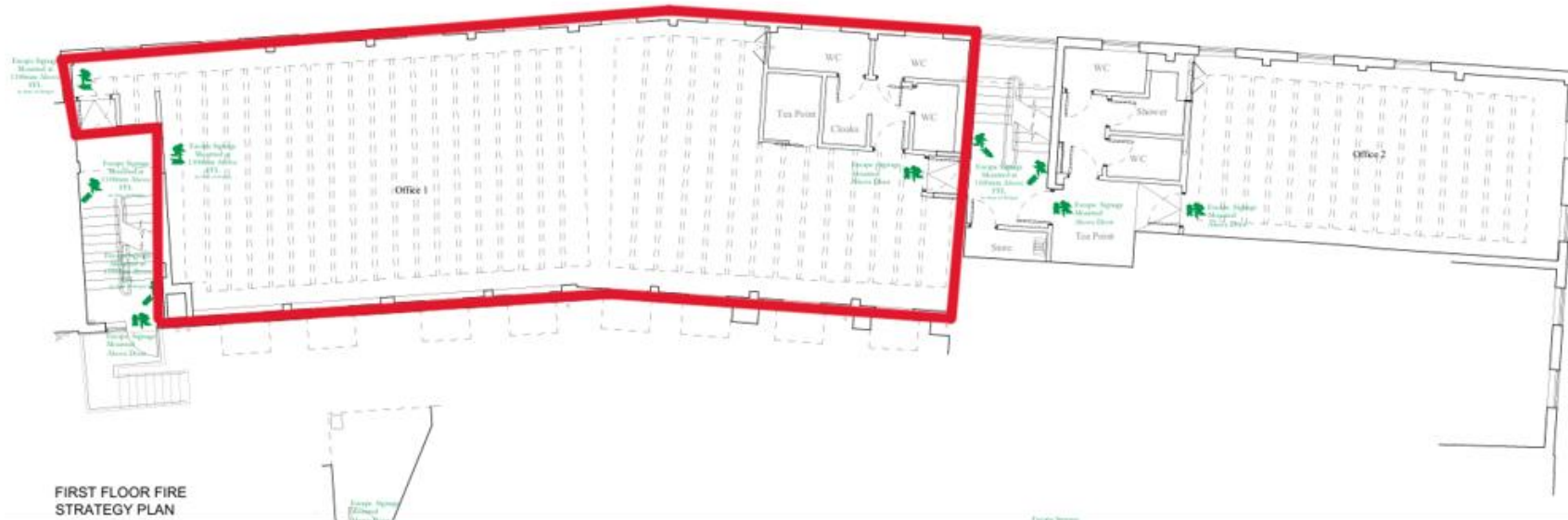
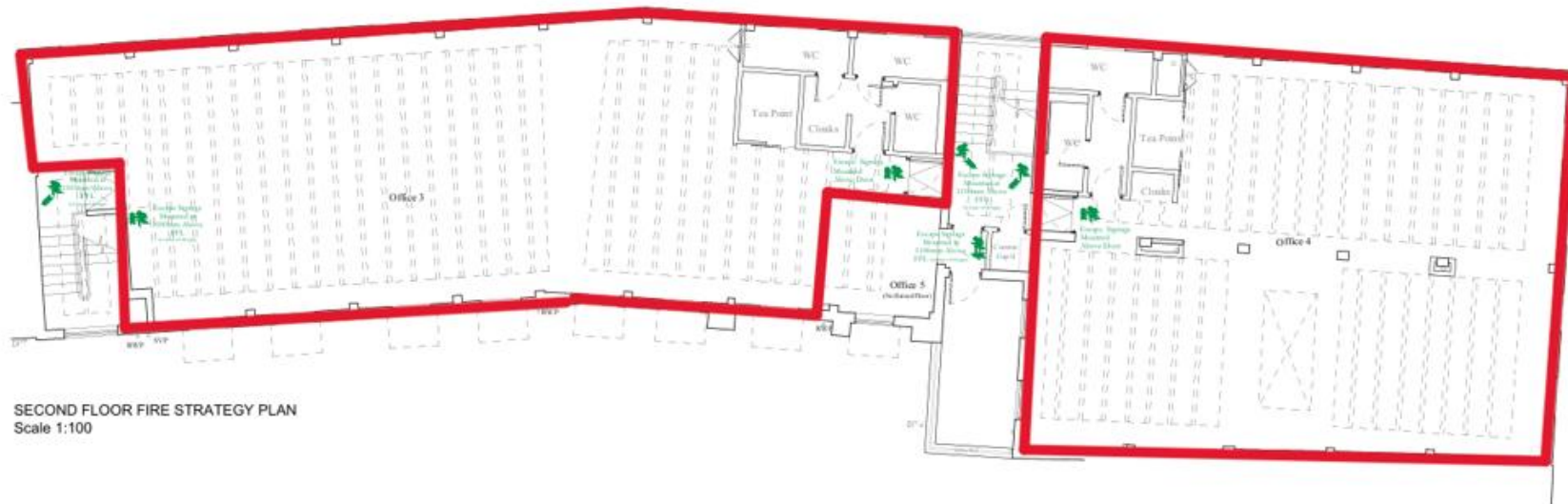
EPC

We understand the property has an EPC rating of B (44)

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.



Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £21.00 per sq ft per annum exclusive of business rates, estate service charge and VAT.

Service Charge: Estimated at £3.95psf pax

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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22 June 2026

