



TO LET

First Floor Offices 41-42 Southgate
Chichester, West Sussex, PO19 1ET



Key Features

- Located in busy and attractive Cathedral city
- Central location close to bus/train stations and car parks
- Central heating and air conditioning
- Good natural light
- Kitchen area
- Rent £16,000 per annum

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 property is situated in Chichester city centre, on the eastern side of Southgate, close to its junction with South Street.

Description & Accommodation

The property comprises a first floor office suite forming part of a larger four-storey building. The accommodation is accessed via a shared entrance and provides a predominantly open-plan office, together with two meeting rooms, a fitted kitchen and shared WC facilities. The office benefits from good natural light, suspended lighting, carpeting throughout and a mix of open-plan and private office space, making it suitable for a variety of business occupiers.

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

Area	Sq Ft	Sq M
First Floor	1,148	106.65
Total	1,148	106.65



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Rateable Value

Rateable Value (2026): £17,500

EPC

We understand the property has an EPC rating of D (88)

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. In terms of planning we have assumed 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 by way of an assignment of the existing full repairing and insuring lease due to expire on 16.02.2033. The passing rent is £16,000 per annum exclusive and is subject to a rent review due on 17.02.2028. A copy of the lease can be made available upon request.

The service charge for last year was approx. £8,807.40.

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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8 July 2026

