



£7,500 Per Annum in the First Year

TO LET

Suite 3 Martins Barn
Birdham Road, Chichester, West Sussex, PO20 7FD



Key Features

- Open plan with meeting room
- To let on new EFRI lease
- Attractive barn style office building
- Located on main A286 road
- Easy access to A27 Chichester By-Pass
- Five allocated parking spaces
- Visitor parking available
- First year rent of £7,500 (subject to minimum term)
- EPC Rating of B 30
- Small business rate relief eligible

Location & Situation

The property is located in an attractive rural area close to the village of Birdham on the main A286 which provides easy access to the A27 Chichester ByPass to the north. Birdham is situated on the shores of Chichester Harbour and Chichester Marina, and lies approximately three miles to the south west of Chichester.

Description & Accommodation

The accommodation comprises an attractive office suite with scenic views and the benefit of up to five dedicated parking spaces.

The suite benefits from the following amenities:

Up to five dedicated parking spaces

Separate male and female WC facilities

Disabled WC

Kitchen

Carpeting throughout

Double glazing

Perimeter trunking

Electric heating

Excellent natural light

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

Area	Sq Ft	Sq M
First Floor	900	83.61
Total	900	83.61



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Rateable Value

Rateable Value (2023): £13,250 RV
(2026): £15,250 RV

In April 2026, rateable values are being updated to reflect current market rents. This revaluation will be used to calculate business-rates liabilities from April 2026.

EPC

The suite benefits from an EPC rating of B 30.

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

Terms

The suite is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £7,500 per annum exclusive for the first year (subject to a minimum term). The rent will then increase to £15,000 per annum exclusive for the remainder of the term.

There is also service charge, more information on request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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29 July 2026

