



TO LET

Upper Floors 93
East Street, Chichester, West Sussex, PO19 1HA



Key Features

- Chichester is a busy and attractive Cathedral city
- Central position opposite the Market Cross
- Office use but may suit alternative uses (STP)
- Rent £16,250 pax
- Nearby occupiers include The Ivy, HSBC, Fat Face, M&S and Superdrug
- Total size 1,277 sq ft
- To be let as a whole (consideration may be given to letting on a floor by floor basis)

Location & Situation

The cathedral city of Chichester is a prosperous and historic market town located in West Sussex, approximately 68 miles south-west of London, 17 miles east of Portsmouth and 34 miles west of Brighton. It is the only city in West Sussex and is the County Town.

The property is situated in a central position on the southern side of East Street, which is full pedestrianised and opposite the Market Cross. Nearby occupiers include Mountain Warehouse, The Ivy, HSBC, Fat Face, M&S and Superdrug.

Description & Accommodation

The property comprises four office rooms arranged over the ground and first floors, providing flexible accommodation suitable for a range of office occupiers. The offices benefit from good natural light, carpeted floors, painted walls, ceiling-mounted lighting, electric heating and perimeter power sockets. The accommodation also benefits from a kitchenette and WC facilities.

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

Area	Sq Ft	Sq M
First Floor	640	59.46
Second Floor	637	59.18
Total	1,277	118.63



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Rateable Value

Rateable Value (2026):

First Floor: £9,700

Second & Third Floors: £12,250 (the assessment will need to be split)

Small business rate relief eligible.

EPC

We understand the property has an EPC rating of:

First Floor : TBC

Second Floor : TBC

Planning

We understand that the premises benefit from office use under Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

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 £16,250 per annum exclusive, subject to vacant possession.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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19 October 2026

