Flude
PROPERTY CONSULTANTS

First Floor E Class Suite
Incentive Packages Available



Rental Incentives Available

TO LET

First Floor East, Exeter House
Chichester Fields, Tangmere,
Chichester , West Sussex,
PO20 2FP

Key Features

- Established Office Location
- Easy access to the A27 and Chichester - Located on bus route
- Fibre optic broadband
- Available on new EFRI lease
- Air Conditioning
- Rent from : £17,600 per annum exclusive





Location & Situation

The property is located on Chichester Fields Business Park which comprises an established multi-let modern business park with convenient ample car parking and has convenient access to the A27. Chichester City Centre is located approximately 5 km (3 miles) to the West. There are a variety of other occupiers on the business park including DVSA Driving School, and Kingsbridge Estates.

Description & Accommodation

The accommodation comprises a well-presented first floor office suite and is arranged as a open plan office suite with a number of partitioned offices/ meeting rooms and a kitchenette. There is the ability to take both units, or they can be rented out individually.

We understand there to be the ability to have BT fibre optic broadband, subject to the usual tariffs. We would advise interested parties speak to BT directly to verify connection costs and tariffs.

There are 11 allocated parking spaces for both offices.

The property would lend itself to a variety of uses subject to relevant planning permission.

The premises has approximate net internal floor area of:

Area	Sq Ft	Sq M
First Floor East	1,100	102.19





Terms

Both suits are available for a new effective full repairing and insuring lease with terms to be negotiated

East Suite: Rent £17,600 per annum

The tenant would be responsible for a proportion of the service charge for the development.

Legal Fees & VAT

Each party to bear their own legal costs incurred.

We understand that the property is not elected for VAT.

Taxation

We understand that First Floor East has a Rateable Value of £16,750
(VOA 2026 list)

Planning

We understand that the premises benefit from a Class A1 use under the Town & Country Planning (Use Classes) Order 1987, as amended.

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.

Flude
PROPERTY CONSULTANTS

Further Information

Please contact the joint agents Flude Property Consultants:

Noah Minchell
n.minchell@flude.com
01243 236599

Ben Clark
ben@marshallclark.co.uk
01243 981120

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.

06 October 2026