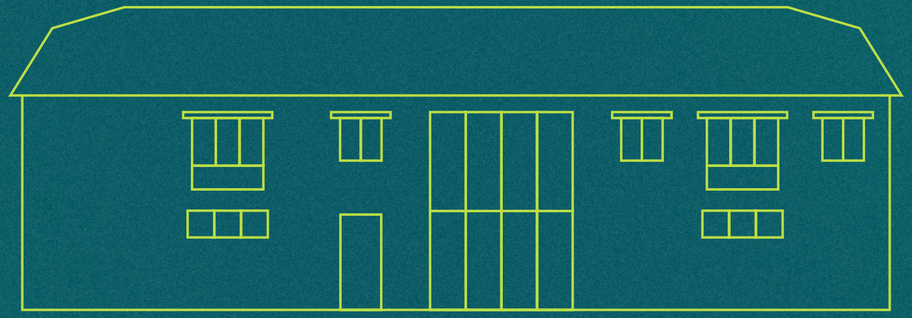
TO LET

ATTRACTIVE SELF-CONTAINED FLINT OFFICE WITH GENEROUS PARKING

AVAILABLE Q2 2027



NEW BARN

MUDBERRY LANE • BOSHAM • WEST SUSSEX • PO18 8TS

HQ-style office space over two floors

Potential for alternative commercial uses*

3,478 SQ FT
323.12 SQ M









PRIME LOCATION

The property is situated at the end of Mudberry Lane, which is accessed off Newells Lane. Mudberry Lane is a private road, secured by an electric gate which locks closed every evening.

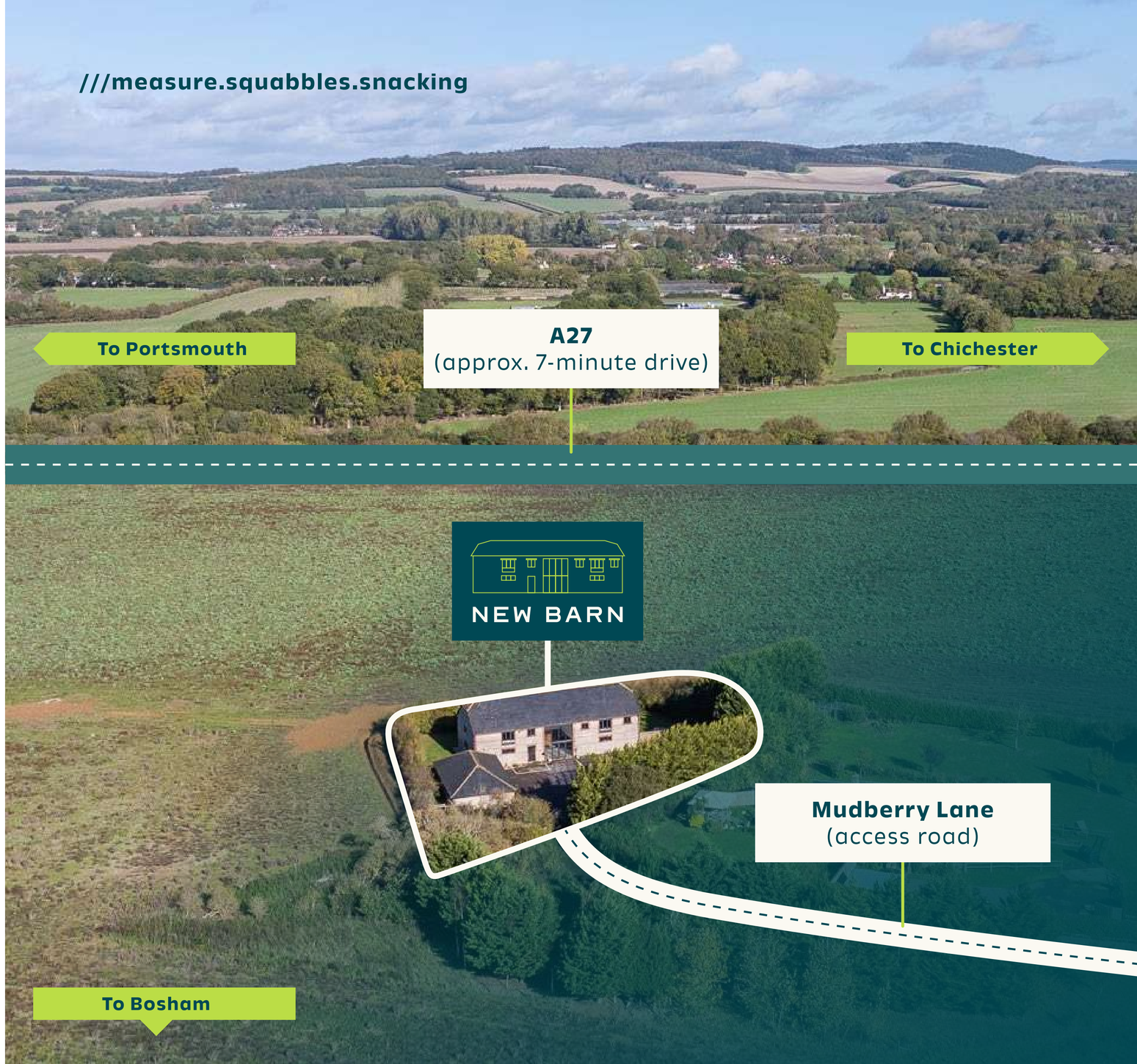
Newells Lane connects to the main road (A259), linking Bosham to Emsworth. Bosham is situated approximately 3 miles to the west of Chichester City Centre. There is a mainline railway station at Bosham, which runs through to Southampton in the west and Brighton in the east.

AREA	MILES	MINS
Bosham Village	1	4
Bosham Station	1	4
A27	2	7
Chichester	3	10
Emsworth	5	10
Havant	8	15
Portsmouth	15	25

Journey times are approximate and may vary depending on traffic conditions and the route taken.



///measure.squabbles.snacking





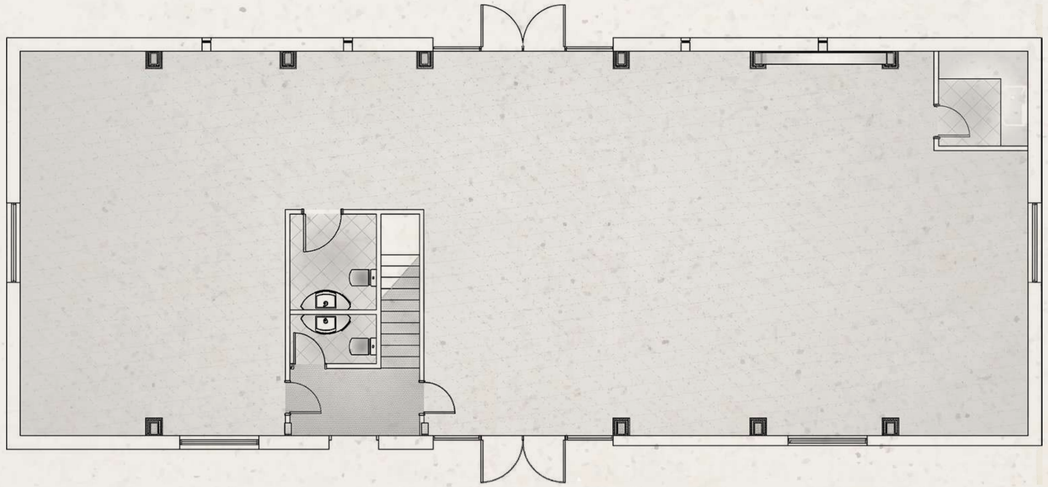
THE PROPERTY

New Barn is an attractive detached converted period barn, set within its own private grounds and enjoying far-reaching views across surrounding farmland towards the South Downs and Chichester Harbour.

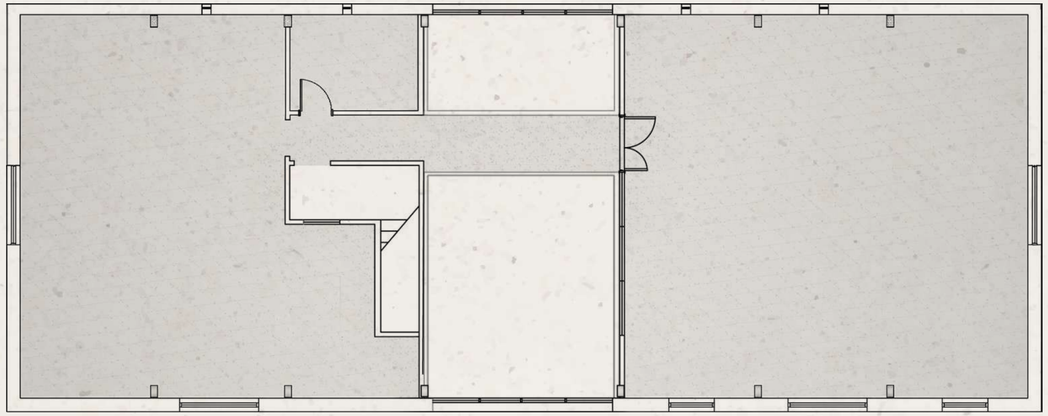
The property provides prestigious HQ-style office accommodation, benefiting from excellent levels of natural light and a striking full-height central atrium. The ground floor offers predominantly open-plan accommodation, incorporating a kitchen and attractive fully glazed entrance area, while the first floor provides two further open-plan office areas.

The landlord has submitted a planning application to broaden the property's use from the existing B1 to Use Classes E(d), E(e), E(f) and E(g). This would broaden the property's potential uses beyond offices to include indoor sport, recreation and fitness, health services, crèche, day nursery and day centre, research and industrial processes.

GROUND FLOOR



FIRST FLOOR



SCHEDULE OF ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	1,864	173.17
First	1,614	149.95
Total	**3,478**	**323.12**

FEATURES & SPECIFICATION

- 16 car parking spaces and 4-bay car port
- Attractive glazed entrance
- LED lighting
- Oil-fired central heating
- WCs
- Kitchen
- Carpeted






TOILETS

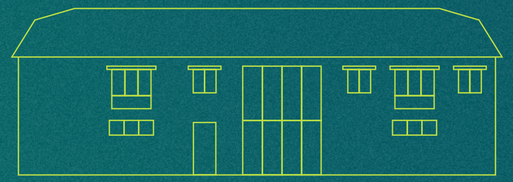












NEW BARN

MUDBERRY LANE • BOSHAM • WEST SUSSEX • PO18 8TS

FURTHER INFORMATION

TERMS
The property is offered on a new full repairing and insuring lease for a term to be agreed.

RENT
£49,500 per annum exclusive.

RATEABLE VALUE
£37,000.

LEGAL COSTS
Each party to pay their own costs.

VAT
Applicable.

PLANNING
Existing use: offices.

The landlord has submitted a planning application to broaden the property's use from the existing B1 use to Use Classes E(d), E(e), E(f) and E(g). This would allow for a wider range of uses, including indoor sport, recreation and fitness, health services, crèche, day nursery and day centre, research and industrial processes.

SERVICE CHARGE
There is no formal service charge. The tenant will be responsible for a fair and reasonable proportion of the costs associated with the Klargester system, maintenance of the roadway leading to the property and grounds maintenance.

EPC
The property currently has an EPC rating of D.

AGENT DETAILS

Flude PROPERTY CONSULTANTS

NOAH MINCHELL
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01243 217 302

MARSHALLCLARK
CHARTERED SURVEYORS AND COMMERCIAL PROPERTY CONSULTANTS

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IMPORTANT NOTICE: Flude, Marshall Clark and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Flude and Marshall Clark have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise. November 2026.

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