



**COMMERCIAL WORKHUB @ HAMBROOK, ROSEBROOK,  
BROAD ROAD, CHICHESTER, WEST SUSSEX, PO18 8RE**

**TO LET**

**UP TO 2,072 SQ FT (192.50 SQ M)**



# Summary

## New WorkHub Offices/Community Resource Centre Within New Residential Development near Chichester

<b>Available Size</b>	Up to 2,072 sq ft
<b>Business Rates</b>	These will be assessed upon completion of the development and payable by the tenant.
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	Full details on request
<b>EPC Rating</b>	Upon Enquiry



FRONT ELEVATION

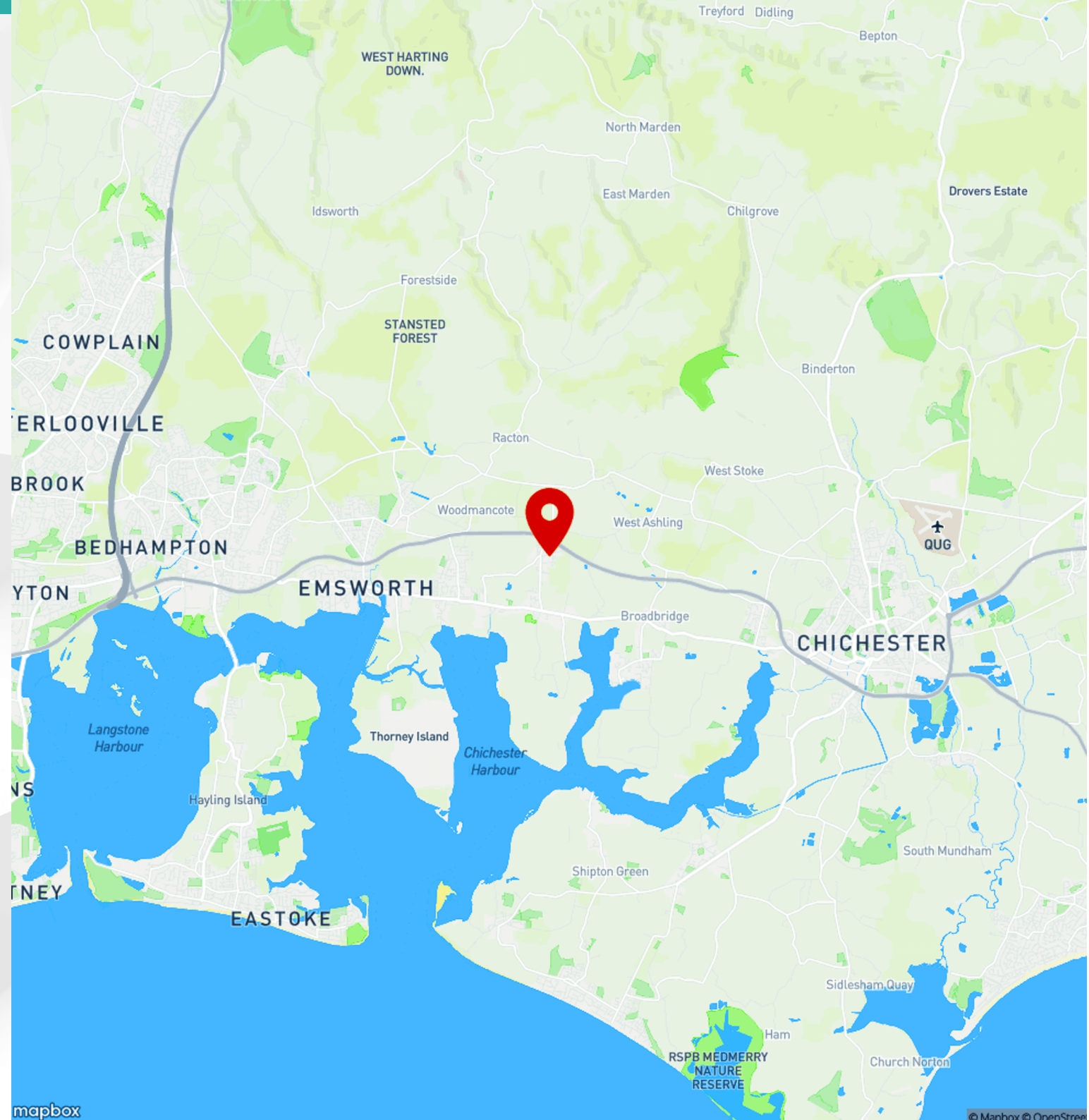
# Location



**Commercial WorkHub @  
Hambrook, Rosebrook,  
Broad Road, Chichester,  
West Sussex, PO18 8RE**

The site is located to the south of the A27 and includes the provision of public open space, landscaping and associated works.

- 6 miles west of Chichester
- 12 miles east of Portsmouth
- 14 miles south of Midhurst



SCHEDULE OF DWELLINGS

NO.	DESCRIPTION	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
NO.	DESCRIPTION	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
<b>PHASE 1</b>									
01	4 BEDROOM HOUSE	35	1376.0	1378	1380.0	0.2	1	7094	
02	4 BEDROOM HOUSE	35	1387.7	1385	1384.0	1.7	4	3140	
03	4 BEDROOM HOUSE	35	1367.9	1355	1362.0	12.9	4	4950	
04	4 BEDROOM HOUSE	35	1388.9	1364	1374.0	14.9	5	9526	
05	3 BEDROOM HOUSE	35	1399.1	1315	1316.0	8.1	7	6469	
06	3 BEDROOM HOUSE	35	1352.9	1359	1361.0	0.1	2	2363	
07	3 BEDROOM HOUSE	35	1348.2	1315	1317.0	3.2	1	509	
08	3 BEDROOM HOUSE	35	1370.4	1354	1353.0	16.4	23	23807	
09	2 BEDROOM BUNGALOW	35	867.7	874	872.0	7.4	1	433	
10	2 BEDROOM HOUSE	35	887.7	837	836.0	5.1	17	11235	
11	2 BEDROOM FLAT	35	753.9	752	747.0	4.9	1	3094	
12	1 BEDROOM FLAT	35	311.2	433	427.0	14.4	1	2090	
<b>SUB TOTAL</b>							<b>31</b>	<b>14673</b>	
<b>PHASE 2</b>									
13	4 BEDROOM HOUSE	35	1377.7	1374	1343.0	34.1	2	10711	
14	3 BEDROOM HOUSE	35	1381.1	1315	1316.0	6.1	4	4864.4	
15	3 BEDROOM HOUSE	35	1316.3	1307	1312.0	5.3	4	1881.8	
16	2 BEDROOM HOUSE	35	859.4	763	744.0	19.4	3	1947.2	
17	2 BEDROOM FLAT	35	753.9	752	747.0	6.1	2	1514.8	
18	1 BEDROOM HOUSE	35	488.8	414	404.0	10.8	1	1184.4	
19	1 BEDROOM HOUSE	35	517.7	334	333.0	18.4	1	1047.2	
20	1 BEDROOM FLAT	35	311.2	433	427.0	14.4	4	2067.2	
<b>SUB TOTAL</b>							<b>24</b>	<b>10948</b>	
<b>GRAND TOTAL</b>							<b>55</b>	<b>25621</b>	



SUNLEY  
 CONSULTANTS  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

# Further Details

## Description

The Business WorkHub/Community Resource Centre is situated within a new residential development of 118 dwellings to be built by CALA Homes. The WorkHub is located immediately to the front of the development and situated on the first floor and will comprise 2 office/meeting rooms, large open plan desk area, kitchen, ladies and gent WCs plus disabled, passenger lift and store rooms. The office and retail complex has a combined 15 allocated car parking spaces.

## Terms

This is an opportunity for a work space operator, to fully manage an exciting new business / community centre on terms to be agreed. Alternatively flexible leases are available, rent and terms on application.

## Legal Costs

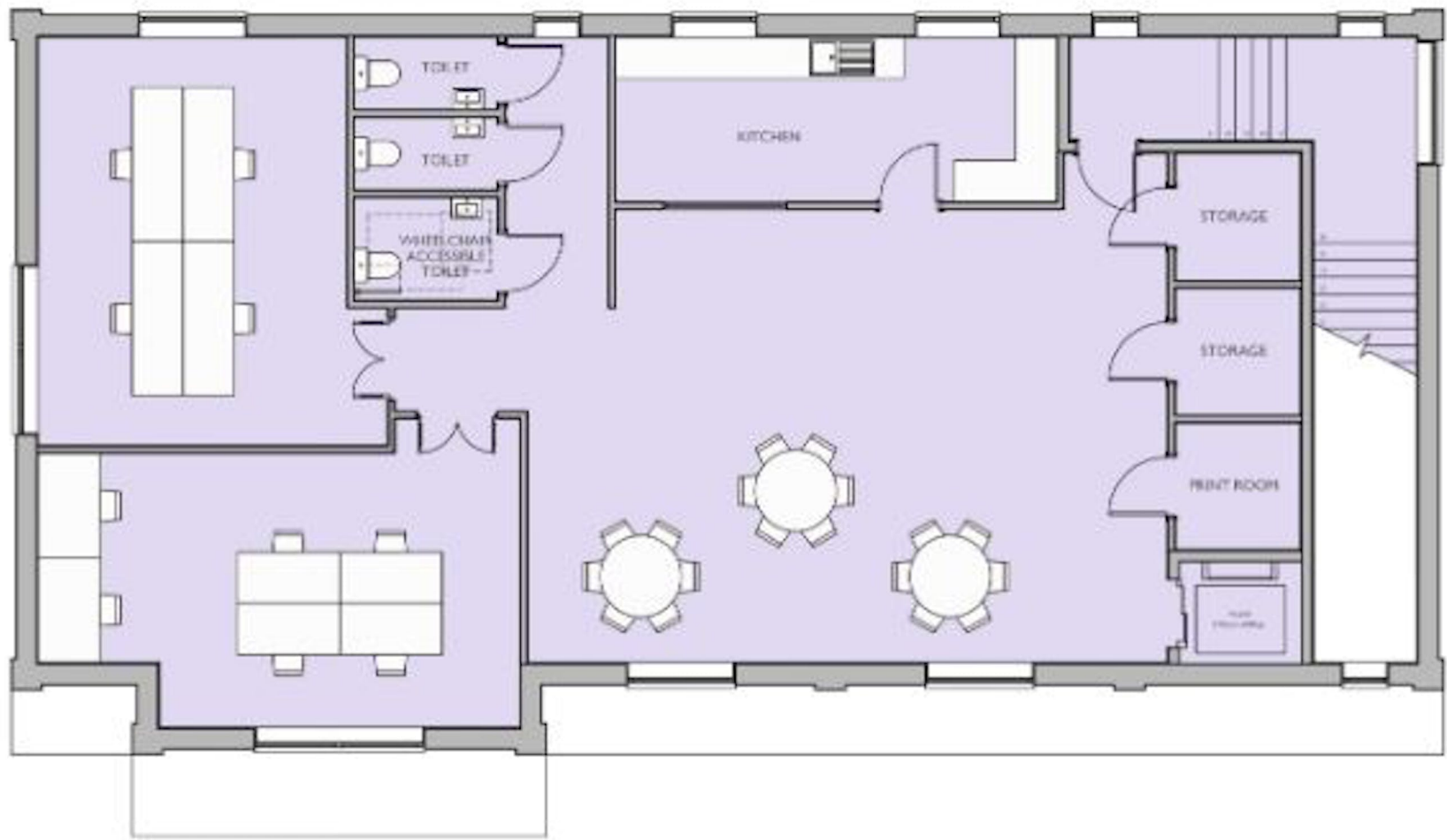
Each party is to be responsible for their own legal costs incurred in this transaction.

## Utilities/Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



OFFICE AREA = 192.5sqm / 2072 sqft  
(INCLUDES ALL RESTROOMS)

FIRST FLOOR PLAN - BUSINESS RESOURCE HUB

## Enquiries & Viewings



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