



Healthcare facility

Community facility

Education facility

Office/R&D

Retail Space

**MINERVA HEIGHTS (EMPLOYMENT), CHICHESTER,  
PO19 3PH**

OFFICE TO LET / FOR SALE

7,416 TO 30,472 SQ FT (688.97 TO 2,830.94 SQ M)





# Summary

**Office and R&D Units - Build to suit or rent from shell and core**

**Available Size** 7,416 to 30,472 sq ft

**Business Rates** Upon Enquiry

**EPC Rating** Upon Enquiry

- 87 car spaces
- Available as a whole or individual blocks
- Buy land/build to suit/pre-sales
- Pre-lets of whole/part
- Terms on application



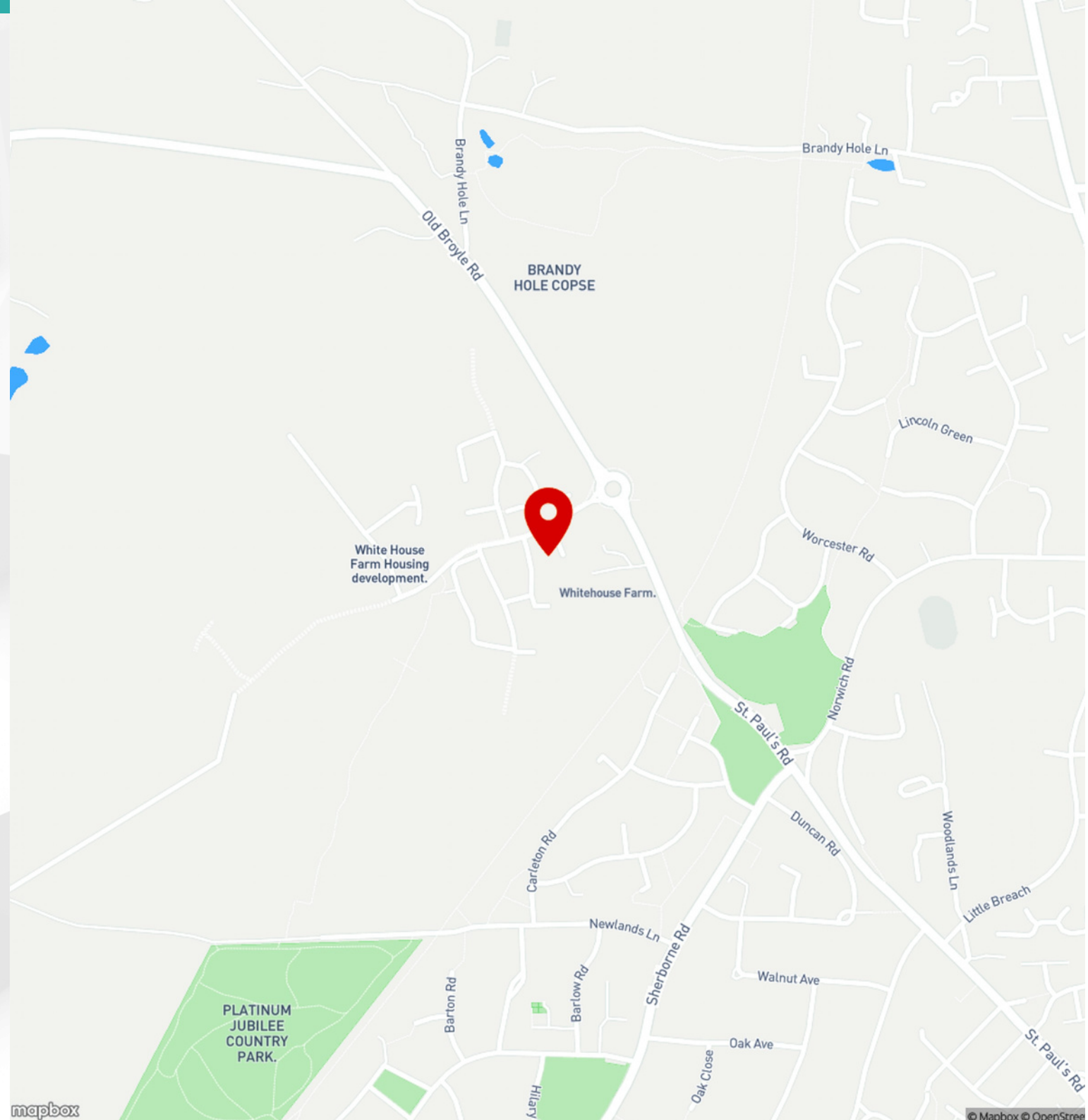
# Location



**Minerva Heights  
(Employment), Old Broyle  
Road, Chichester, PO19 3PH**

Minerva Heights is a new development in Chichester delivering 750 homes in phase 1, community centre and primary school. There is potential for a further 859 homes in phase 2.

Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of Brighton. The city has excellent road communications being situated on the A27 dual-carriageway, which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with A3(M), M27 and M3 motorways.





# Further Details

## Description

On behalf of Miller Homes and Vistry Group we are delighted to offer R&D / office space. Minerva Heights is a new development in Chichester delivering 750 homes in Phase 1, commercial and retail space, community centre and primary school.

Available as a whole or individual blocks.

- Buy land / build to suit/pre-sales
- Pre-lets of whole/part
- Terms on application

## Terms

Terms on application

## Legal Costs

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

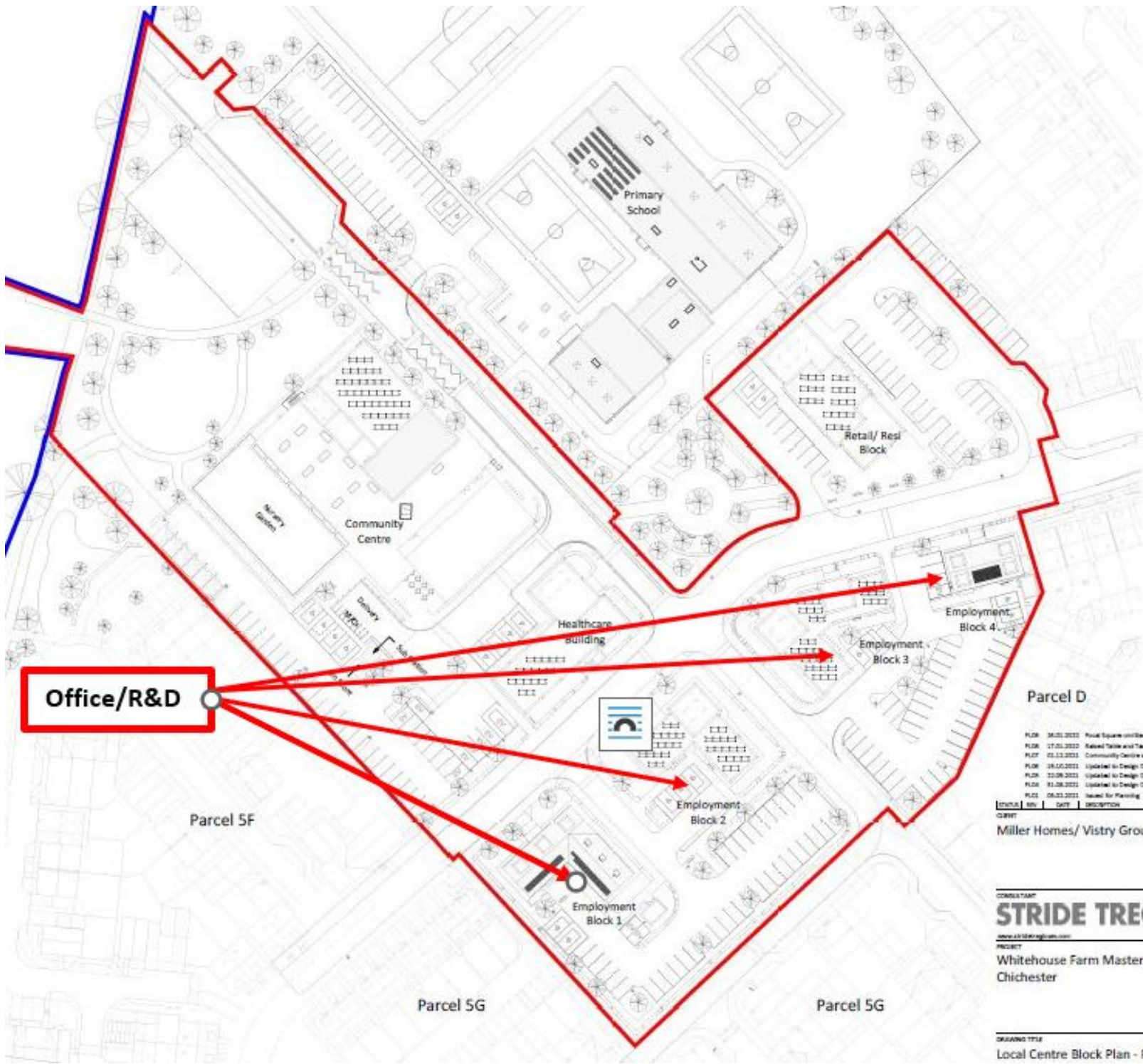
## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## AML

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/R&D**

Parcel 5F

Parcel 5G

Parcel 5G

Parcel D



- PL01 16.01.2021 Final Square and Bed from the site boundary
- PL02 17.01.2021 Revised Table and Table Parking Updated
- PL03 03.11.2021 Community Centre site updated
- PL04 18.10.2021 Updated to Design Development
- PL05 22.09.2021 Updated to Design Development
- PL06 01.08.2021 Updated to Design Development
- PL07 06.01.2021 Issued for Planning

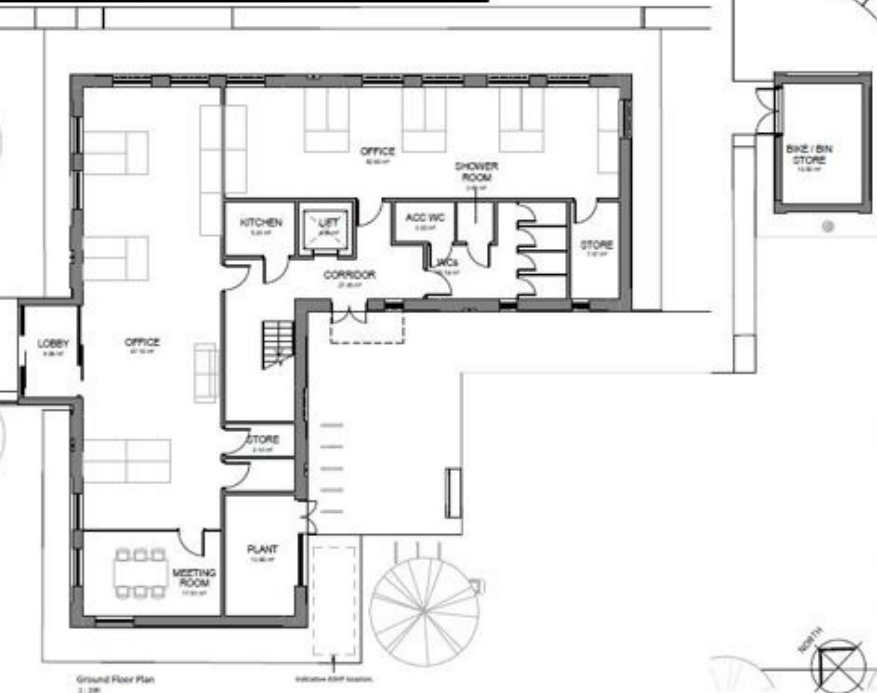
REV	DATE	DESCRIPTION	REVISED BY
01			WA
02			PK
DESIGNATOR NO.			153454

CONSULTANT  
**STRIDE TREGLOWN**  
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PROJECT  
 Whitehouse Farm Masterplan  
 Chichester

DRAWING TITLE  
 Local Centre Block Plan - Phase 1

**Block 1 – 3 floors (7,416 sq ft/689 sq m)**



North arrow and scale bar (0-5m).

Facilities office floorplans - partitions able to be removed or relocated to provide necessary floorplans - subject to access to the circulation core.

Area Schedule (S01)	
Level	Area
Level 00	254.00 m <sup>2</sup>
Level 01	254.00 m <sup>2</sup>
Level 02	254.00 m <sup>2</sup>
<b>Total</b>	<b>762.00 m<sup>2</sup></b>

Area Schedule (S04)	
Level	Area
Level 00	254.00 m <sup>2</sup>
Level 01	254.00 m <sup>2</sup>
Level 02	254.00 m <sup>2</sup>
<b>Total</b>	<b>762.00 m<sup>2</sup></b>

Not: 01-00-01: Step Resistance  
 Not: 01-00-02: Step Resistance  
 Not: 01-00-03: Step Resistance  
 Not: 01-00-04: Step Resistance  
 Not: 01-00-05: Step Resistance  
 Not: 01-00-06: Step Resistance  
 Not: 01-00-07: Step Resistance  
 Not: 01-00-08: Step Resistance  
 Not: 01-00-09: Step Resistance  
 Not: 01-00-10: Step Resistance

Client: Miller Homes / Vitry Group

Architect: **STRIDE TREGLOWN**  
 Whitehouse Farm Masterplan  
 Chichester

Project: Employment Block 1 - Ground Floor Plan

Drawn: 1/2024  
 P1: Authorised and accepted: 1:2024/43  
 Project: 133454 ST-01-00-DR-A-X3-0101 P124

**Block 2 – 3 floors (8,248 sq ft/783 sq m)**



North arrow and scale bar (0-5m).

Facilities office floorplans - partitions able to be removed or relocated to provide necessary floorplans - subject to access to the circulation core.

Area Schedule (S01)	
Level	Area
Level 00	274.00 m <sup>2</sup>
Level 01	274.00 m <sup>2</sup>
Level 02	274.00 m <sup>2</sup>
<b>Total</b>	<b>822.00 m<sup>2</sup></b>

Area Schedule (S04)	
Level	Area
Level 00	274.00 m <sup>2</sup>
Level 01	274.00 m <sup>2</sup>
Level 02	274.00 m <sup>2</sup>
<b>Total</b>	<b>822.00 m<sup>2</sup></b>

Not: 01-00-01: Step Resistance  
 Not: 01-00-02: Step Resistance  
 Not: 01-00-03: Step Resistance  
 Not: 01-00-04: Step Resistance  
 Not: 01-00-05: Step Resistance  
 Not: 01-00-06: Step Resistance  
 Not: 01-00-07: Step Resistance  
 Not: 01-00-08: Step Resistance  
 Not: 01-00-09: Step Resistance  
 Not: 01-00-10: Step Resistance

Client: Miller Homes / Vitry Group

Architect: **STRIDE TREGLOWN**  
 Whitehouse Farm Masterplan  
 Chichester

Project: Employment Block 2 - Ground Floor Plan

Drawn: 1/2024  
 P1: Authorised and accepted: 1:2024/43  
 Project: 133454 ST-02-00-DR-A-X3-0102 P125

**Block 3 – 3 floors (11,043 sq ft/1026 sq m)**



North arrow and scale bar (0-5m).

Facilities office floorplans - partitions able to be removed or relocated to provide necessary floorplans - subject to access to the circulation core.

Area Schedule (S01)	
Level	Area
Level 00	368.00 m <sup>2</sup>
Level 01	368.00 m <sup>2</sup>
Level 02	368.00 m <sup>2</sup>
<b>Total</b>	<b>1104.00 m<sup>2</sup></b>

Area Schedule (S04)	
Level	Area
Level 00	368.00 m <sup>2</sup>
Level 01	368.00 m <sup>2</sup>
Level 02	368.00 m <sup>2</sup>
<b>Total</b>	<b>1104.00 m<sup>2</sup></b>

Not: 01-00-01: Step Resistance  
 Not: 01-00-02: Step Resistance  
 Not: 01-00-03: Step Resistance  
 Not: 01-00-04: Step Resistance  
 Not: 01-00-05: Step Resistance  
 Not: 01-00-06: Step Resistance  
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 Not: 01-00-08: Step Resistance  
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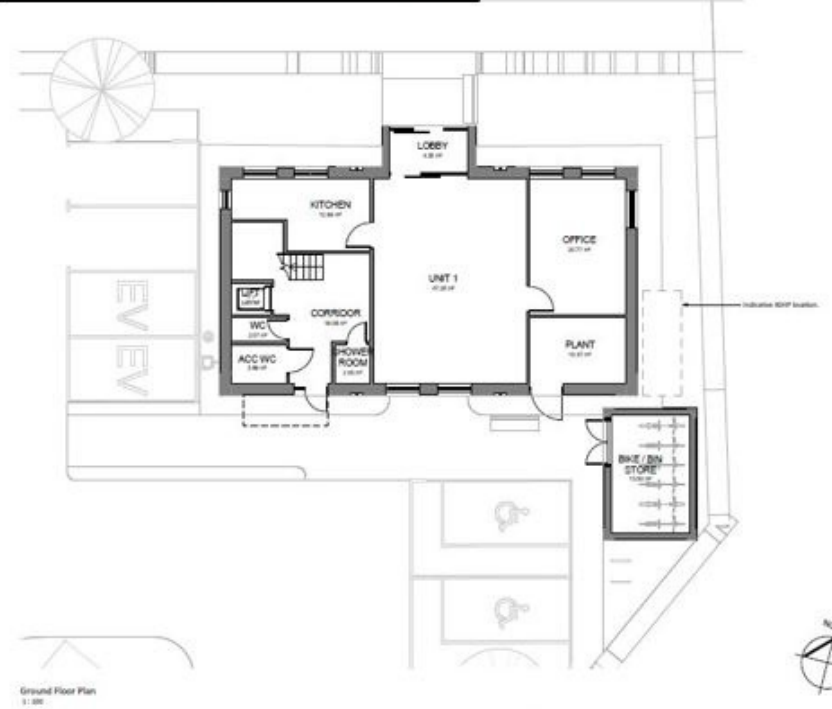
Client: Vitry Group / Miller Homes

Architect: **STRIDE TREGLOWN**  
 Whitehouse Farm Local Centre  
 Chichester

Project: Employment Block 3 - Ground Floor Plan

Drawn: 1/2024  
 P1: Authorised and accepted: 1:2024/43  
 Project: 133454 ST-03-00-DR-A-X3-0103 P126

**Block 4 – 3 floors (3,584 sq ft/333 sq m)**



North arrow and scale bar (0-5m).

Facilities office floorplans - partitions able to be removed or relocated to provide necessary floorplans - subject to access to the circulation core.

Area Schedule (S01)	
Level	Area
Level 00	116.00 m <sup>2</sup>
Level 01	116.00 m <sup>2</sup>
Level 02	116.00 m <sup>2</sup>
<b>Total</b>	<b>348.00 m<sup>2</sup></b>

Area Schedule (S04)	
Level	Area
Level 00	116.00 m <sup>2</sup>
Level 01	116.00 m <sup>2</sup>
Level 02	116.00 m <sup>2</sup>
<b>Total</b>	<b>348.00 m<sup>2</sup></b>

Not: 01-00-01: Step Resistance  
 Not: 01-00-02: Step Resistance  
 Not: 01-00-03: Step Resistance  
 Not: 01-00-04: Step Resistance  
 Not: 01-00-05: Step Resistance  
 Not: 01-00-06: Step Resistance  
 Not: 01-00-07: Step Resistance  
 Not: 01-00-08: Step Resistance  
 Not: 01-00-09: Step Resistance  
 Not: 01-00-10: Step Resistance

Client: Miller Homes / Vitry Group

Architect: **STRIDE TREGLOWN**  
 Whitehouse Farm Masterplan  
 Chichester

Project: Employment Block 4 - Ground Floor Plan

Drawn: 1/2024  
 P1: Authorised and accepted: 1:2024/43  
 Project: 133454 ST-04-00-DR-A-X3-0104 P127





# Enquiries & Viewings



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