



MINERVA HEIGHTS (HEALTHCARE CENTRE), CHICHESTER, PO19 3PH

**NEW BUILD D1 (NON RESIDENTIAL INSTITUTIONS) / HEALTHCARE TO LET / FOR SALE
4,435 TO 13,132 SQ FT (412.02 TO 1,220 SQ M)**



Summary

New Build Healthcare Opportunity

Available Size	4,435 to 13,132 sq ft
Business Rates	TBC
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	EPC exempt - No building present

- Chichester is a busy and attractive Cathedral city
- New Build to Shell and Core
- From 4,435 sq ft to 13,132 sq ft (412-1,220 sq m)
- Three floors
- Split/shared car parking with community centre car park
- Available as a whole or in part
- Terms on application



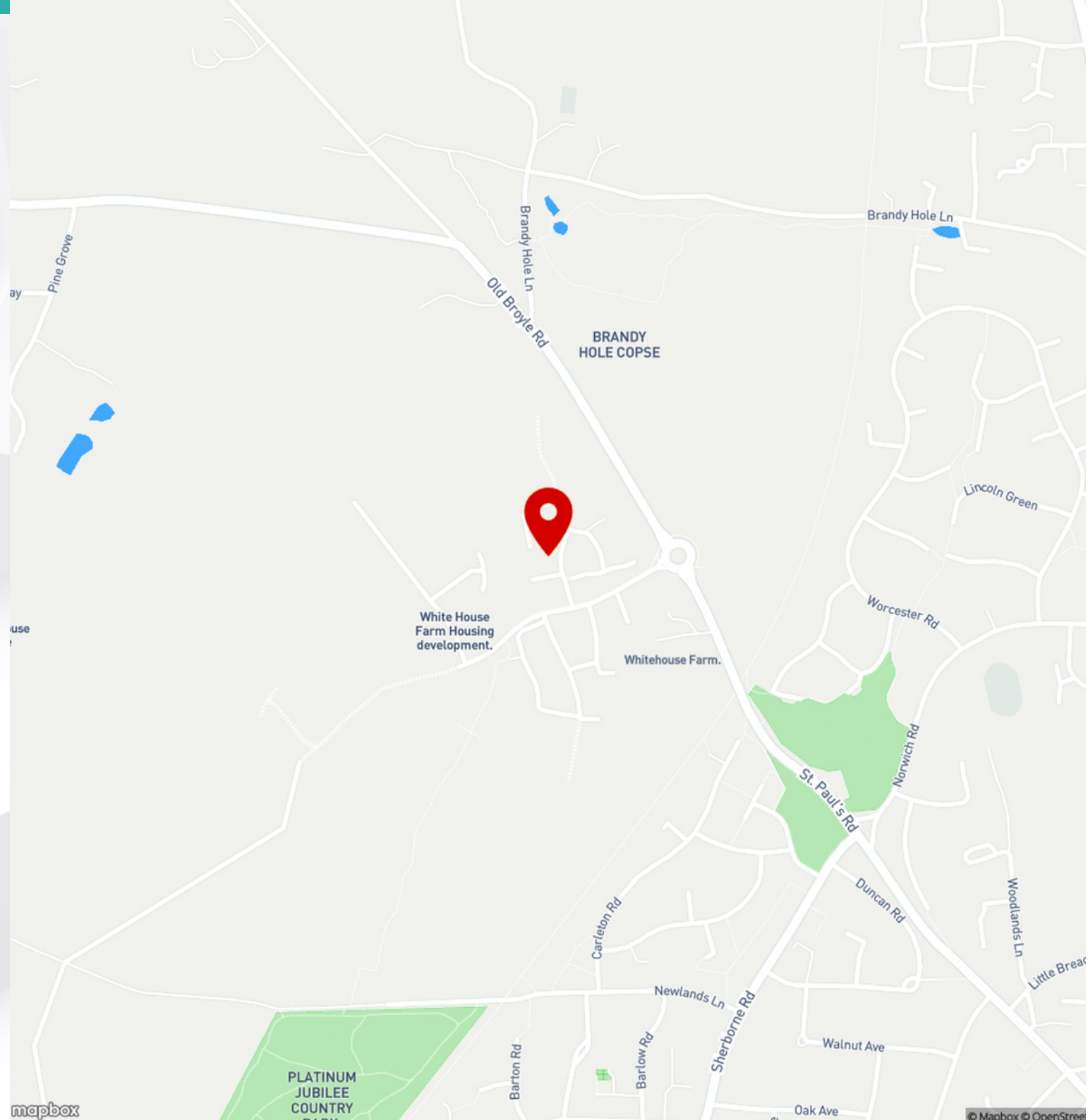
Location



Minerva Heights (Healthcare Centre), Old Broyle Road, Chichester, PO19 3PH

Minerva Heights is a new development off St Paul's Road, a short distance from Chichester City Centre. The development is planned to consist of 1,600 homes, 750 of which are being delivered in phase 1, commercial and retail space, community centre and primary school.

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 healthcare/medical space to let or for sale.

The space comprises three floors, and is available as a whole or individually, from 4,335 to 13,132 sq ft. The units can be built to suit, or rent from shell and core, provided in a shell and core condition for an occupier to finish.

The proposed unit is part of a new build project which will deliver 750 new homes and 1,800 additional residents by the time of full occupation of the site creating sufficient demand for medical services.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,435	412.02	Available
1st	4,349	404.04	Available
2nd	4,349	404.04	Available
Total	13,132	1,220.10	

Terms

The units are available to let or for sale, by way of pre-let / pre sales, of the whole or part.

Terms on application.

Planning

The proposed building is for Healthcare use within Class D1 / E of the Use Classes Order.

Legal Costs

Each party to bear 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.



Enquiries & Viewings

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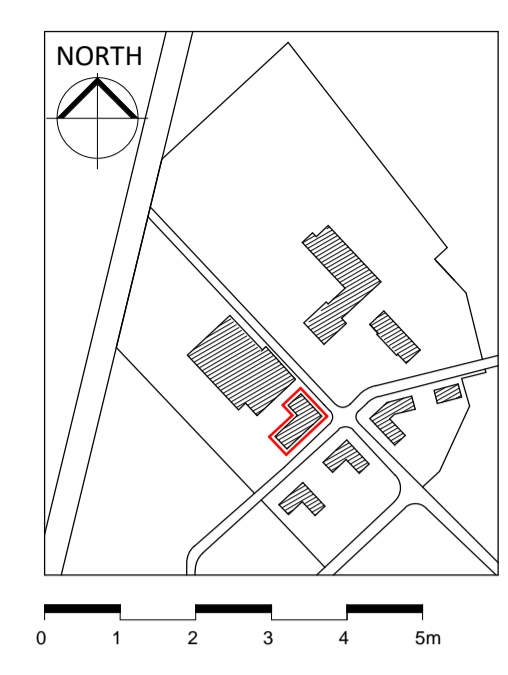
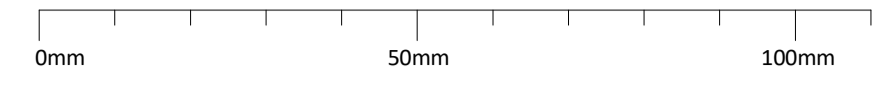
**Vail
Williams**

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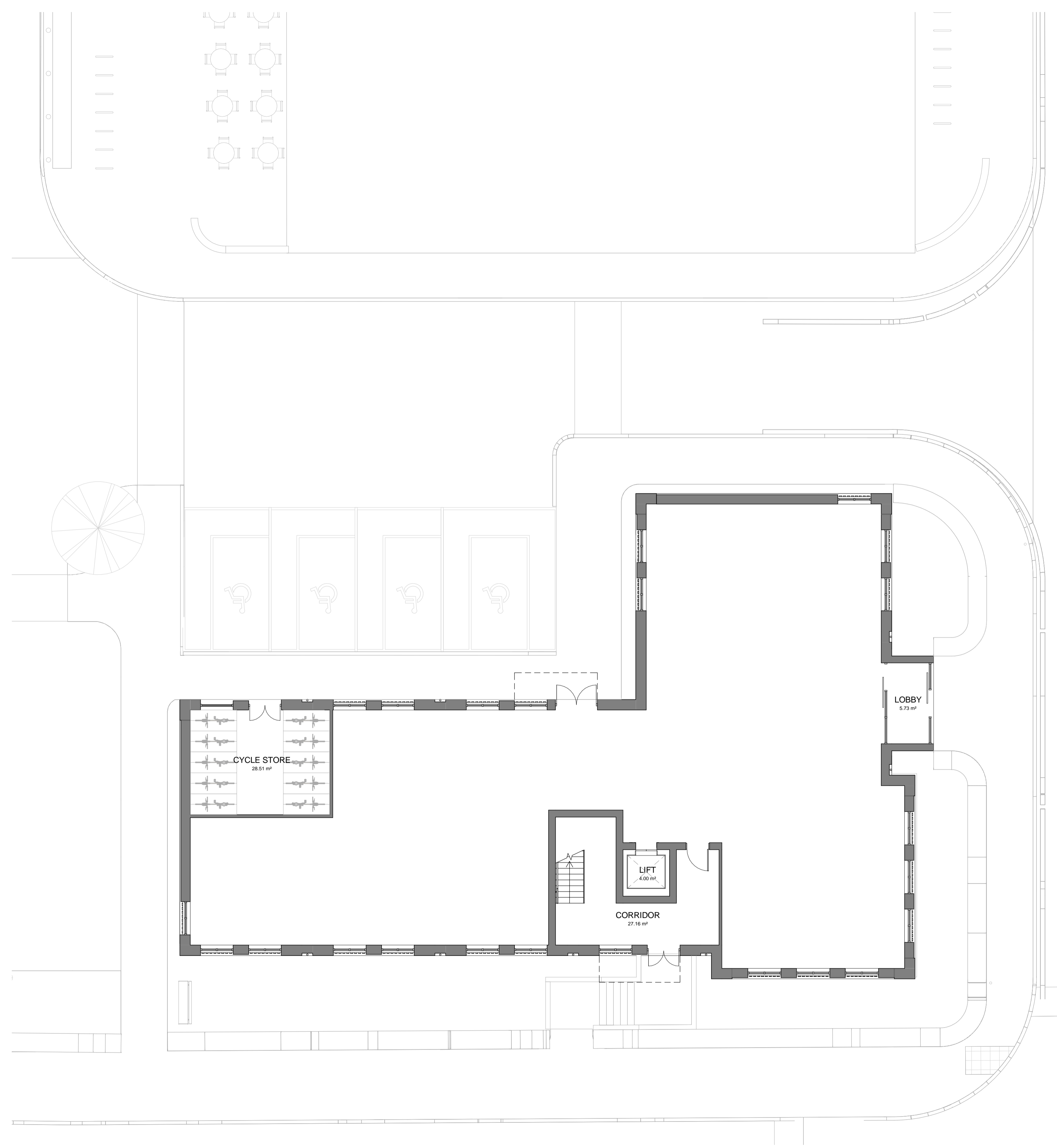


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All construction information should be taken from figured dimensions only.



Area Schedule (GIA)	
Level	Area
Level 00	412 m ²
Level 01	404 m ²
Level 02	404 m ²
	1220 m ²

Area Schedule (GEA)	
Level	Area
Level 00	458 m ²
Level 01	450 m ²
Level 02	450 m ²
	1359 m ²



Ground Floor Plan
1 : 100

PL03 12.01.2022 Design Development
PL02 01.12.2021 Healthcare Building updated
PL01 05.02.2021 Issued for Planning

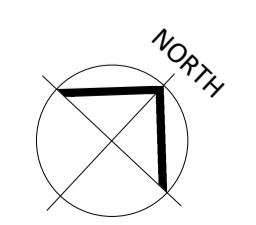
STATUS	REV	DATE	DESCRIPTION	REVISOR
CLIENT				WA
				PK
				153454

CONSULTANT
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PROJECT
Whitehouse Farm Masterplan
Chichester

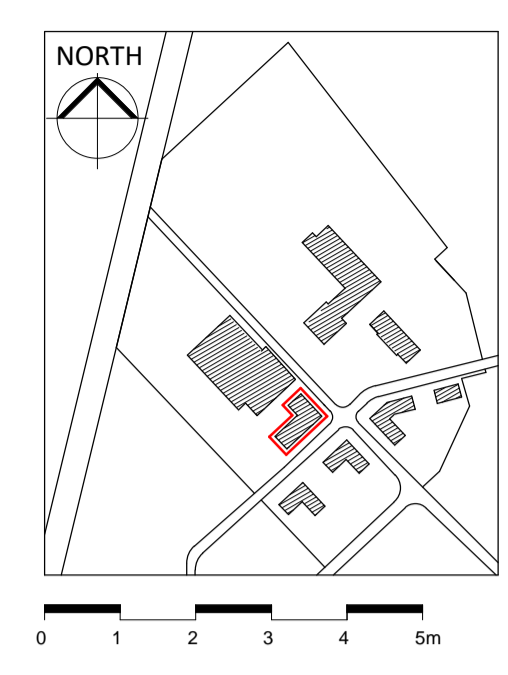
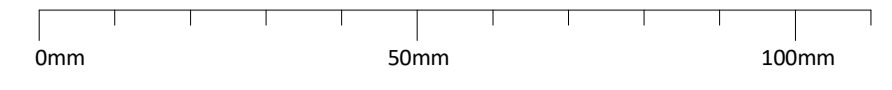
DRAWING TITLE
Healthcare Building - Ground Floor Plan

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 100 @ A1

PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE CLASS NUMBER	REVISION
153454-STL-02-00-DR-A-XX-01204	PL03

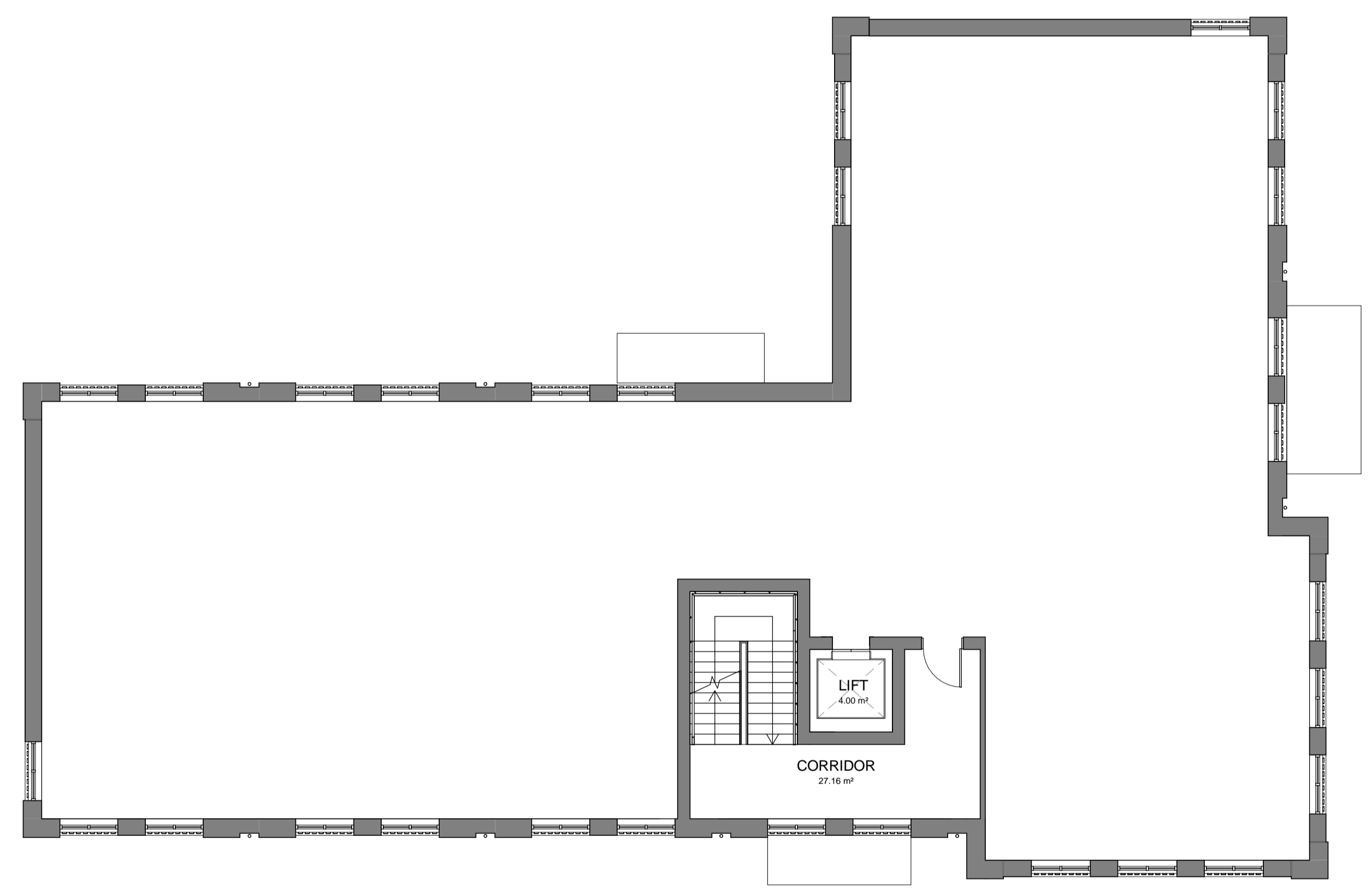


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First Floor Plan
1 : 100

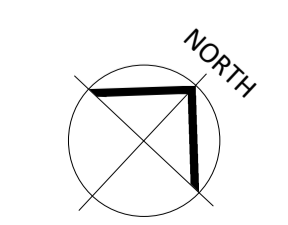
PL02 01.12.2021 Healthcare Building updated				REVISOR
PL01 05.02.2021 Issued for Planning				WA
STATUS	REV	DATE	DESCRIPTION	CHECKED BY
				PK
CLIENT				ORIGINATOR NO
Miller Homes/ Vistry Group				153454

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 PROJECT
 Whitehouse Farm Masterplan
 Chichester

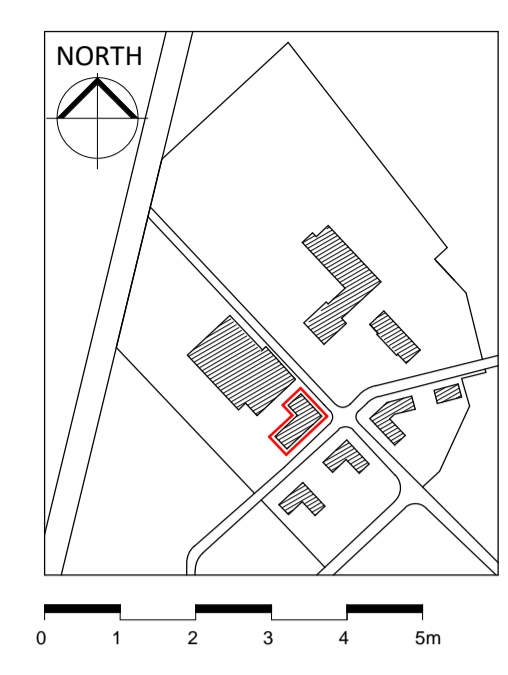
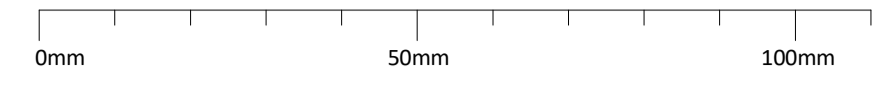
DRAWING TITLE
 Healthcare Building - First Floor Plan

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 100 @ A1

PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE CLASS NUMBER	REVISION
153454-STL-02-01-DR-A-XX-01205	PL02

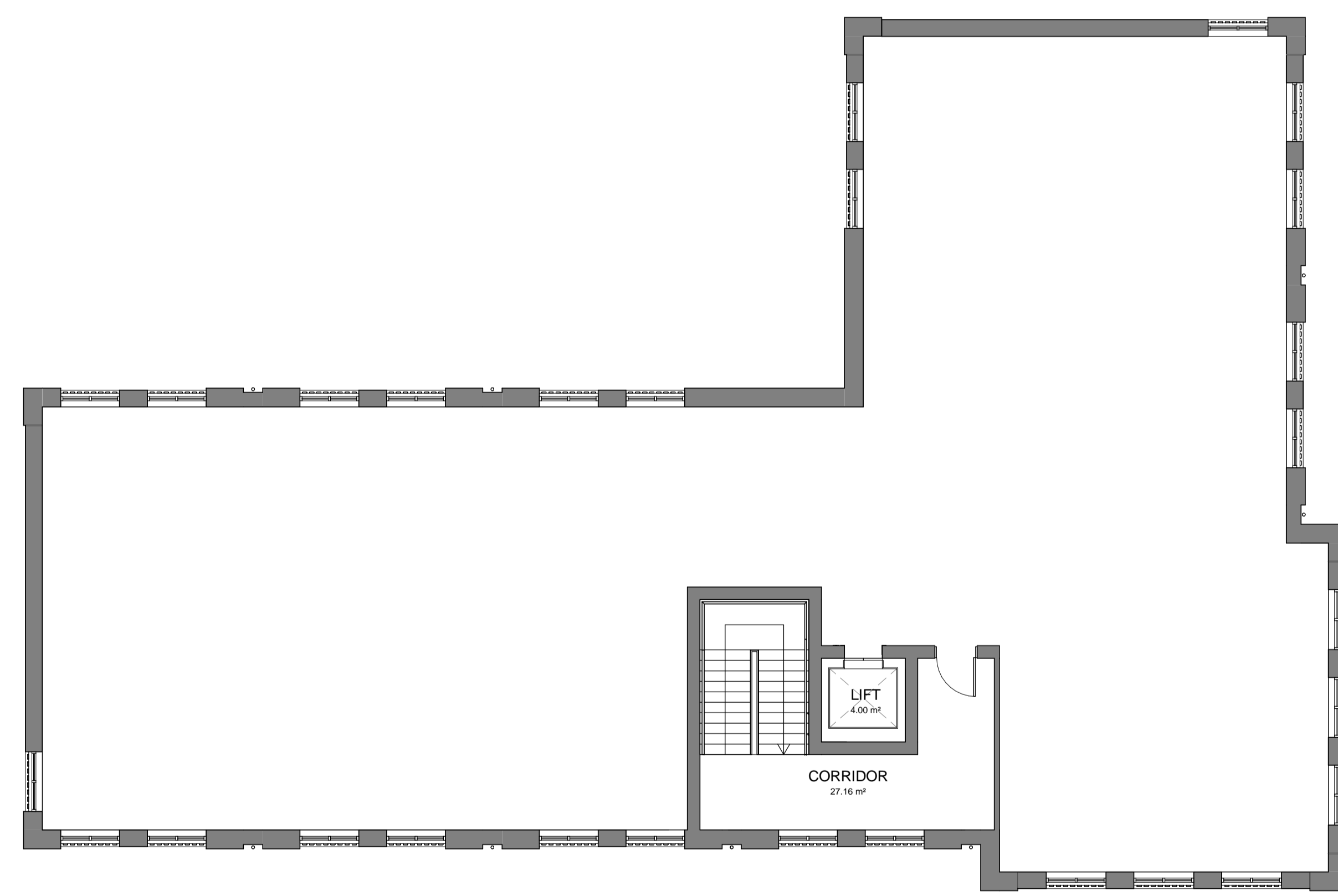


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Level 01	404 m ²
Level 02	404 m ²
	1220 m ²

Area Schedule (GEA)	
Level	Area
Level 00	458 m ²
Level 01	450 m ²
Level 02	450 m ²
	1359 m ²



Second Floor Plan
1 : 100

PL02 01.12.2021 Healthcare Building updated				REVISOR
PL01 05.02.2021 Issued for Planning				WA
STATUS	REV	DATE	DESCRIPTION	CHECKED BY
				PK
CLIENT				ORIGINATOR NO
Miller Homes/ Vistry Group				153454

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 PROJECT
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 Chichester

DRAWING TITLE
 Healthcare Building - Second Floor Plan

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 100 @ A1
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE CLASS NUMBER	REVISION
153454-STL-02-02-DR-A-XX-01206	PL02

