



## MINERVA HEIGHTS (COMMUNITY CENTRE), CHICHESTER, PO19 3PH

TO LET / FOR SALE

5,134 TO 18,471 SQ FT (476.96 TO 1,716.01 SQ M)





# Summary

## New Build Community Centre - Nursery, Café and Sports Hall.

**Available Size** 5,134 to 18,471 sq ft

**Business Rates** N/A

**Service Charge** N/A

**Car Parking** Shared Parking On Site

**VAT** Applicable

**Legal Fees** Each party to bear their own costs

**EPC Rating** EPC exempt - No building present

- Chichester is a busy and attractive Cathedral city
- New Build to Shell and Core
- From 5,134 sq ft
- Shared/split car parking with healthcare car park
- Available as a whole or in part
- Terms on application





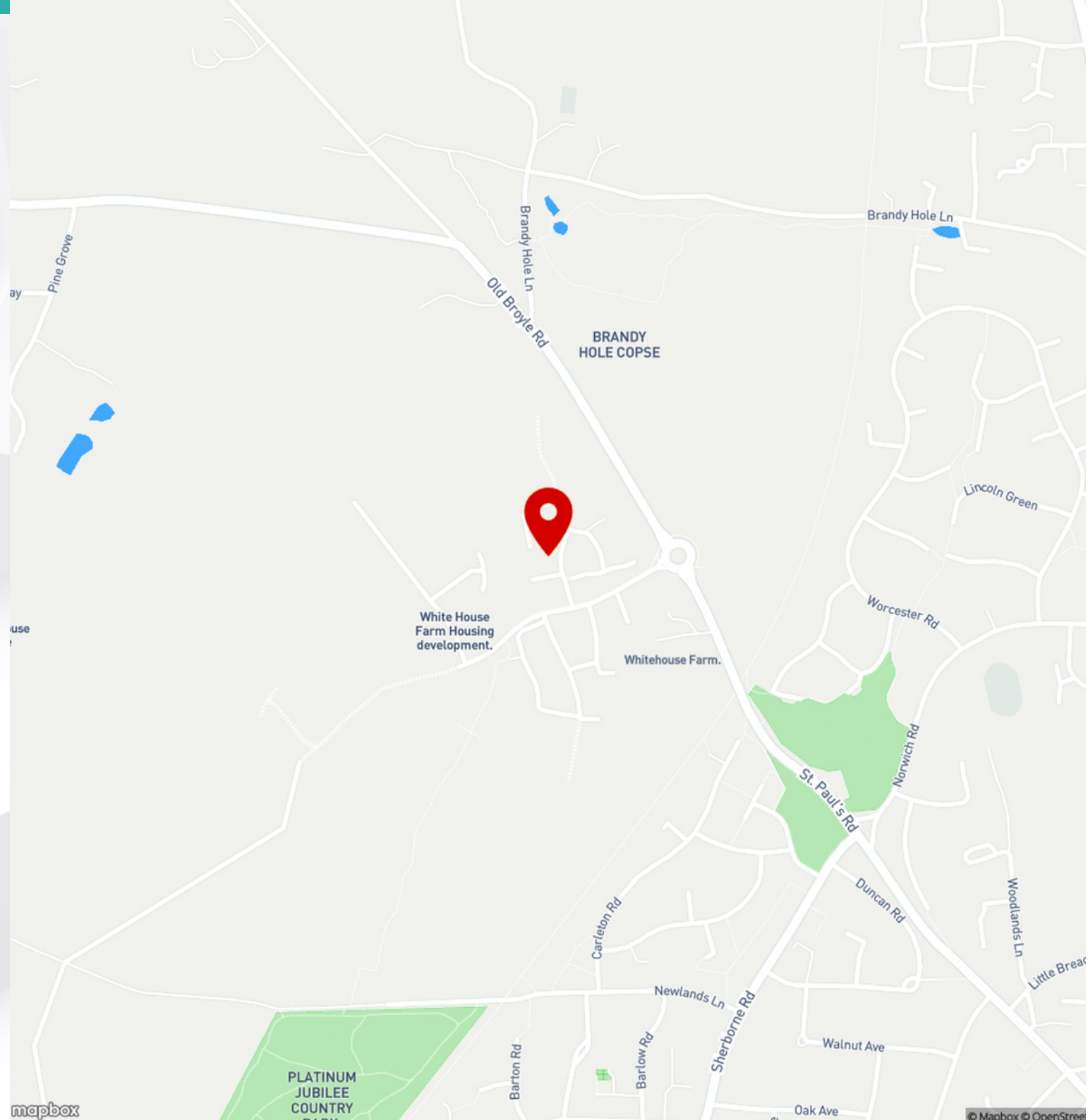
# Location



**Minerva Heights (Community 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 community centre and integral children's day nursery to let or for sale.

The space comprises two floors, and is available as a whole or individually, from 5,134 to 18,471 sq ft. The units can be built to suit, or rent from shell and core.

The new unit is part of a new build project which will provide 750 new homes and 1,800 additional residents by the time of full occupation of the site.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	13,337	1,239.05	Available
1st	5,134	476.96	Available
<b>Total</b>	<b>18,471</b>	<b>1,716.01</b>	

## Terms

The unit is available to let or for sale, by way of pre-let / pre sale, of the whole or part.

Terms on application.

## Legal Costs

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

## Planning

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

## 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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0239 220 3200

**Tim Clark**



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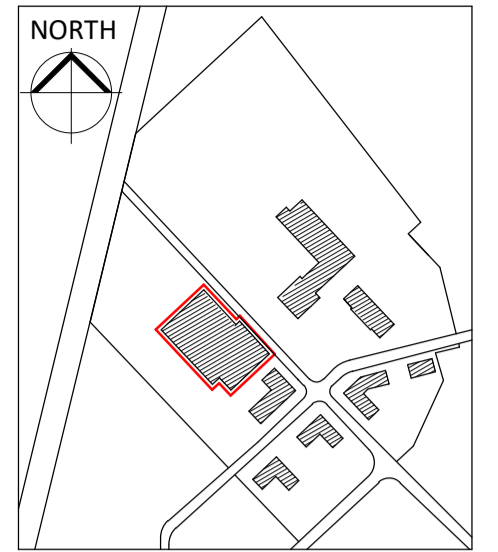
**Vail  
Williams**

**Mark Minchell**  
**(Flude Commercial)**

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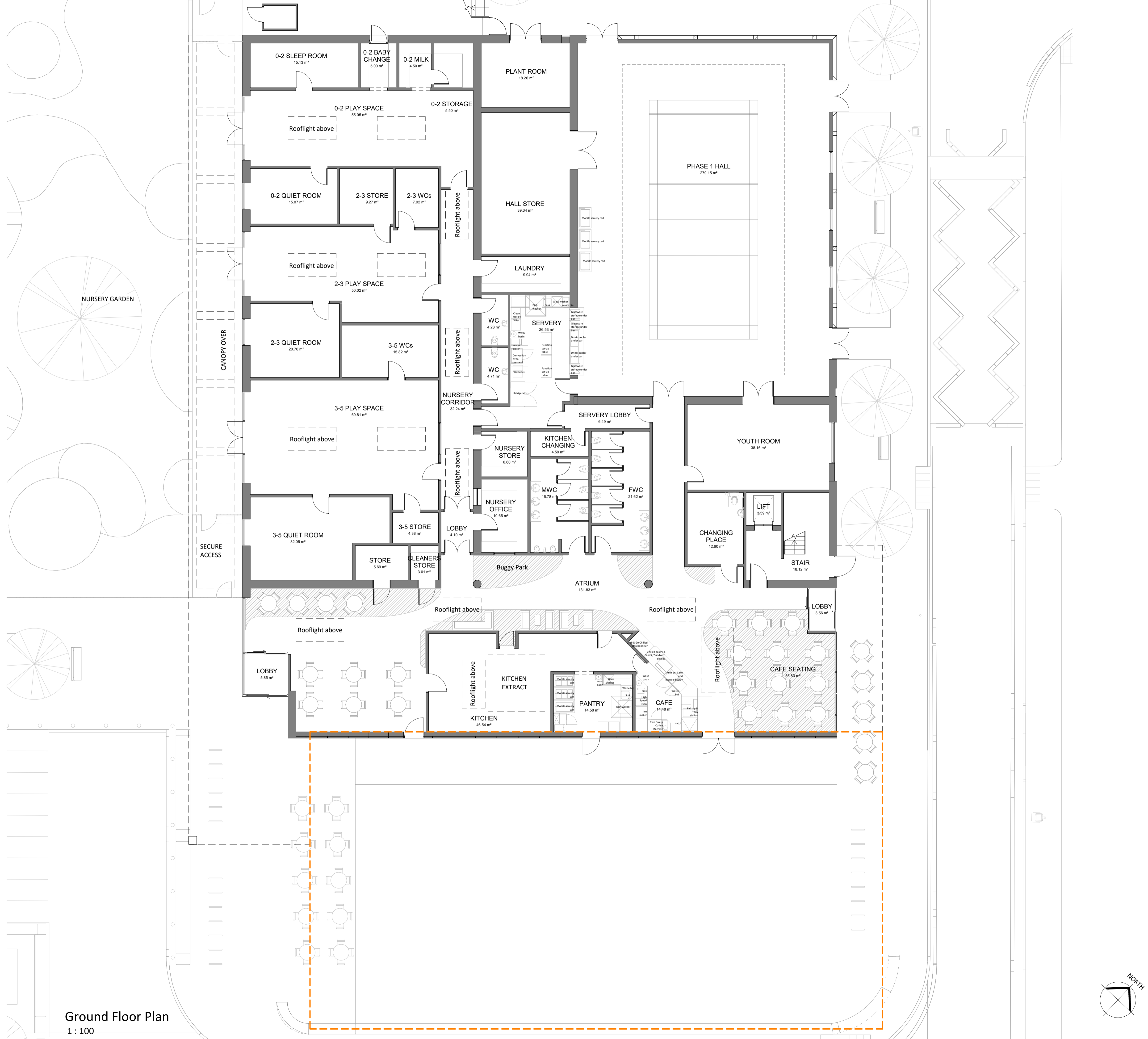


0 1 2 3 4 5m

Area Schedule Phase 1 (GIA)	
Level	Area
Level 00	1239 m <sup>2</sup>
Level 01	477 m <sup>2</sup>
	1716 m <sup>2</sup>

Area Schedule Phase 1 (GEA)	
Level	Area
Level 00	1288 m <sup>2</sup>
Level 01	523 m <sup>2</sup>
	1810 m <sup>2</sup>

For information only - Indicative Phase 2 hall design not for detailed approval



- PL07 20.10.2022 Design development of the atrium, WCs, stores, seating, changing
- PL06 27.09.2022 Changing room and rear entrance updated
- PL05 14.09.2022 Design development
- PL04 06.09.2022 Community Centre updated
- PL03 04.08.2022 Kitchen reduced, changing rooms added
- PL02 21.06.2022 Fenestration to south-east and north-east elevations updated, roof terrace removed
- PL01 13.05.2022 Issued for Planning

STATUS	REV	DATE	DESCRIPTION	REVISED BY
				WA

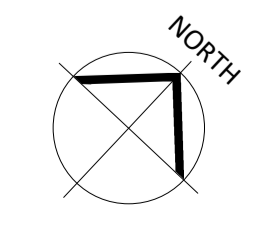
CLIENT Miller Homes/ Vistry Group  
 CHECKED BY PK  
 ORIGINATOR NO 153454

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

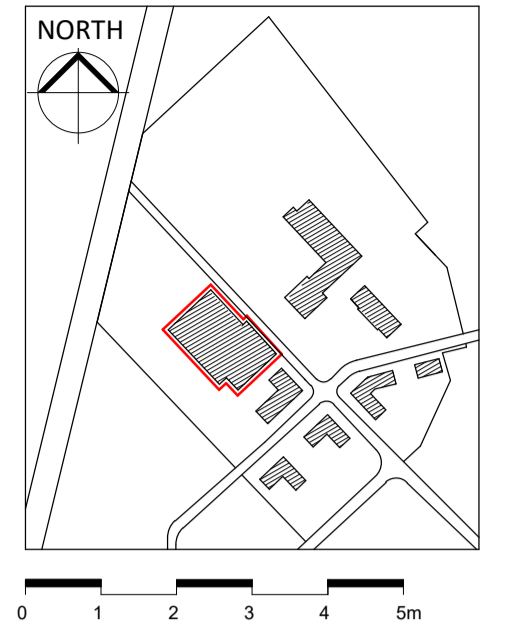
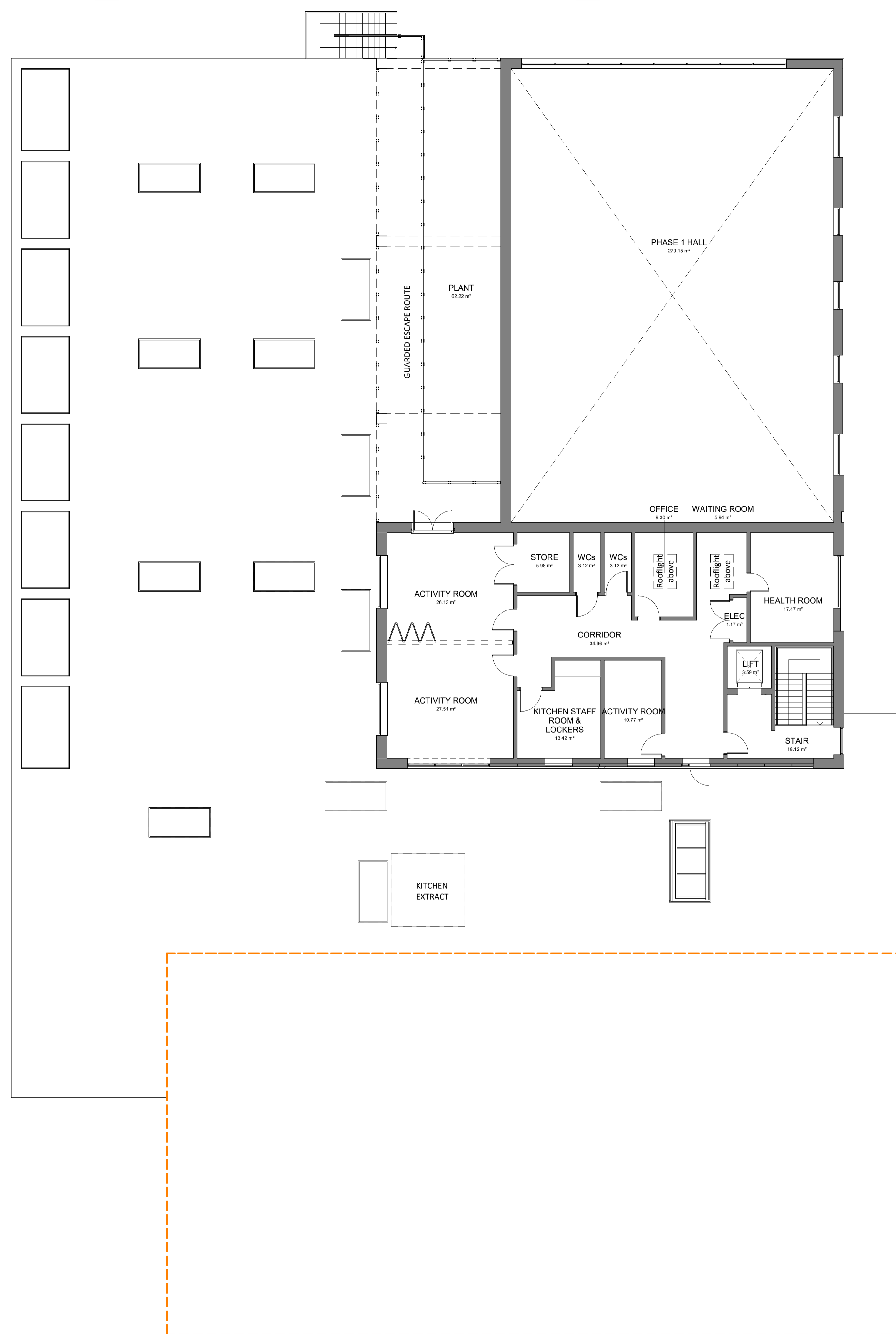
DRAWING TITLE  
**Community Centre - Ground Floor Plan - Phase 1**

STATUS CODE	SCALE
PL : Authorized and accepted	1 : 100@A1
DRAWING USAGE:	
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - CLASS - NUMBER	STATUS - REVISION
153454-STL-10-00-DR-A-XX-01310	PL07

Ground Floor Plan  
1 : 100







Area Schedule Phase 1 (GIA)	
Level	Area
Level 00	1239 m²
Level 01	477 m²
	1716 m²

Area Schedule Phase 1 (GEA)	
Level	Area
Level 00	1288 m²
Level 01	523 m²
	1810 m²

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

DRAWING TITLE  
**Community Centre - First Floor Plan - Phase 1**

STATUS CODE  
**PL : Authorized and accepted** SCALE  
**1 : 100@A1**

DRAWING USAGE:  
 PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - CLASS - NUMBER STATUS - REVISION  
**153454-STL-10-01-DR-A-XX-01311 PL07**

Level 01 Plan  
 1 : 100

