



Matform Business Centre, First Floor
10 Terminus Road, Chichester, West Sussex PO19 8UL

TO LET

MODERN OFFICE SUITE WITH PARKING

Size 84.26 sq m (907 sq ft)

Key Features:

- The property has excellent road links to the A27, M27 and A3
- Open plan office suite, with separate meeting rooms
- Kitchenette and separate WC's
- Newly carpeted and re-furbished
- On-site parking for five cars
- New EFRI lease available
- Rent £10,500 pax





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Location

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

Terminus Road is an established industrial/trade location. Nearby occupiers include Sylvarna Kitchens, Jewsons, Formular One, Autocare, ATS and Harwoods Jaguar/Aston Martin.

Accommodation

The accommodation comprises a first floor open plan office suite, with two separate meeting rooms, kitchenette and separate WC's. There is also parking for five cars.

The property has an approximate NIA of 84.26 sq m (907 sq ft).

EPC

We understand the property has an EPC rating of E (124).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £10,500 per annum exclusive.

Business Rates

To be confirmed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Lizzie Cottrell

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www.flude.com



Flude
PROPERTY CONSULTANTS

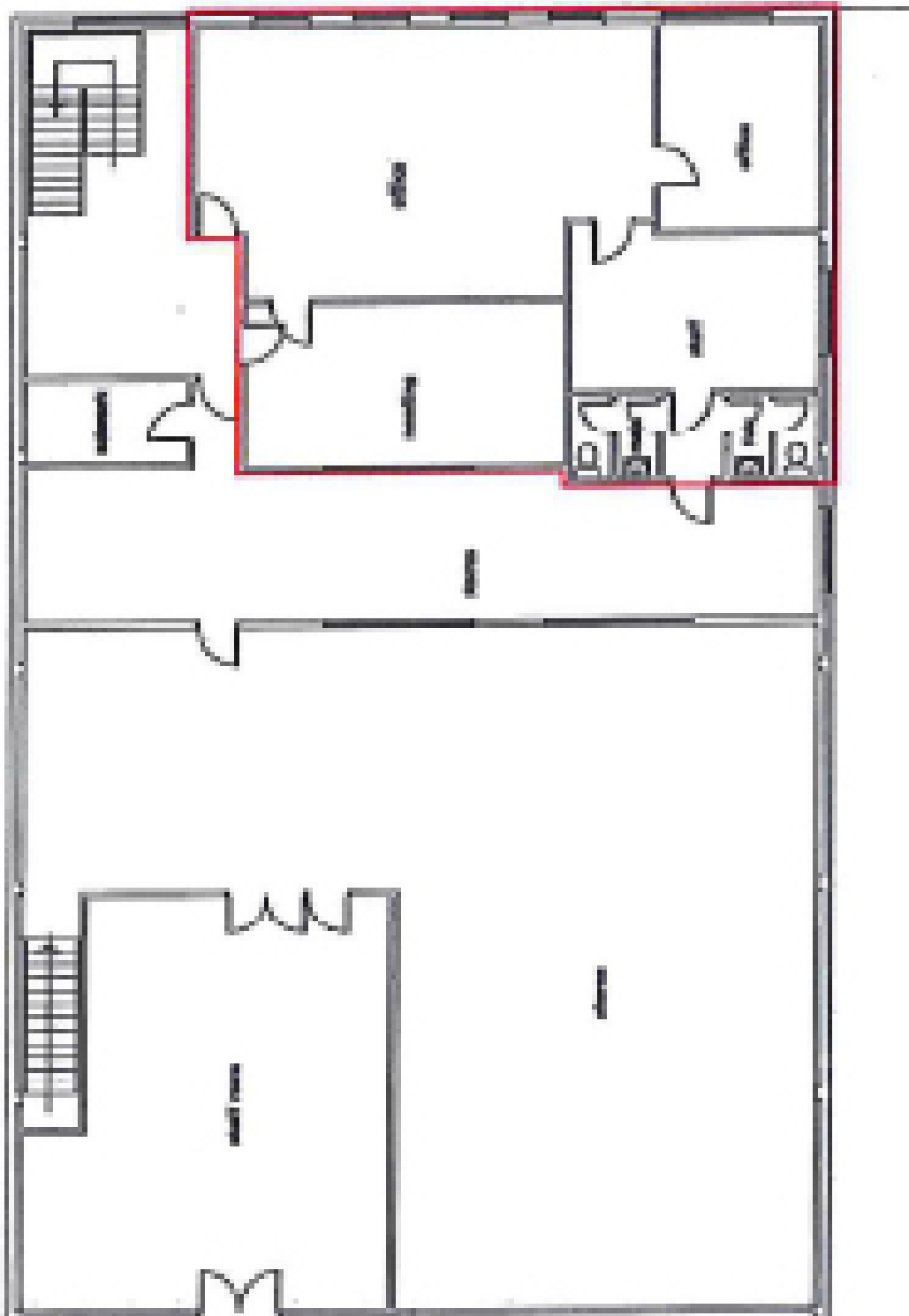
25 October 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plan



For indicative purposes only.