

PRE LET /
PRE SALES
AVAILABLE



Office/R&D

Healthcare facility

Community facility

Education facility

Retail Space

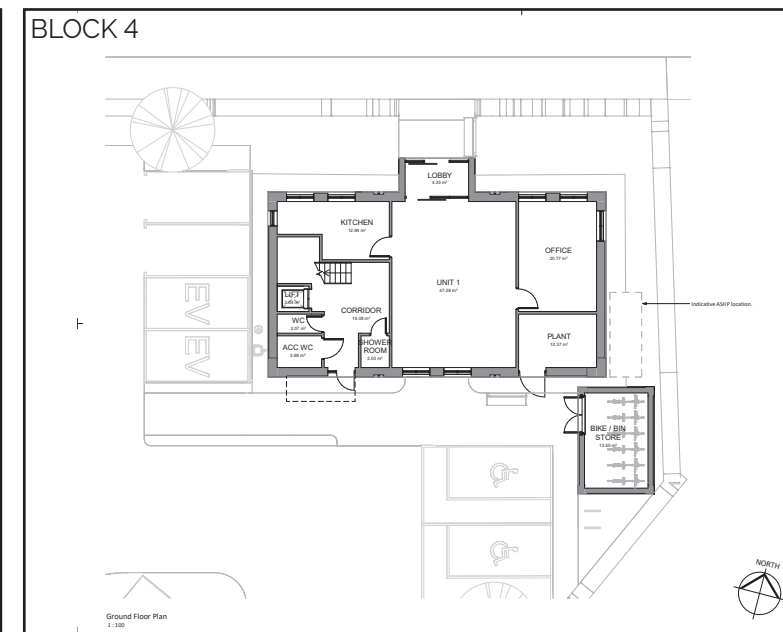
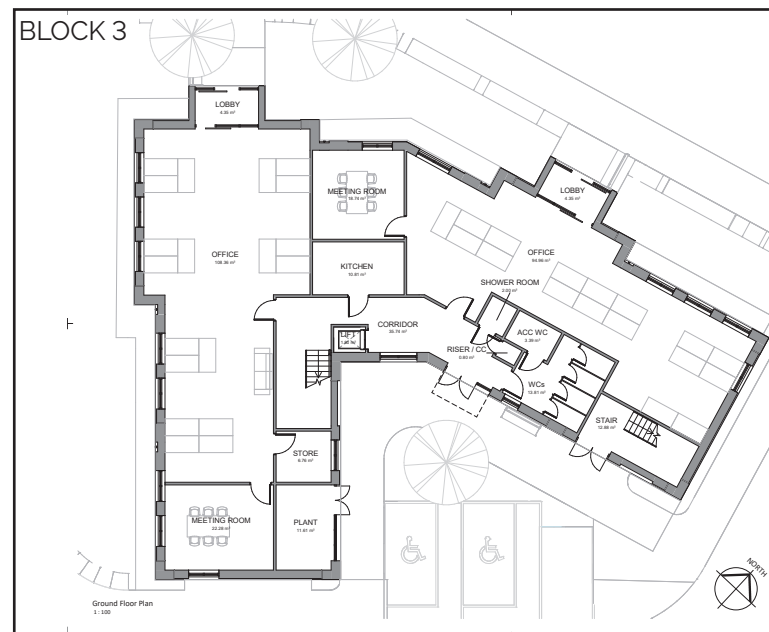
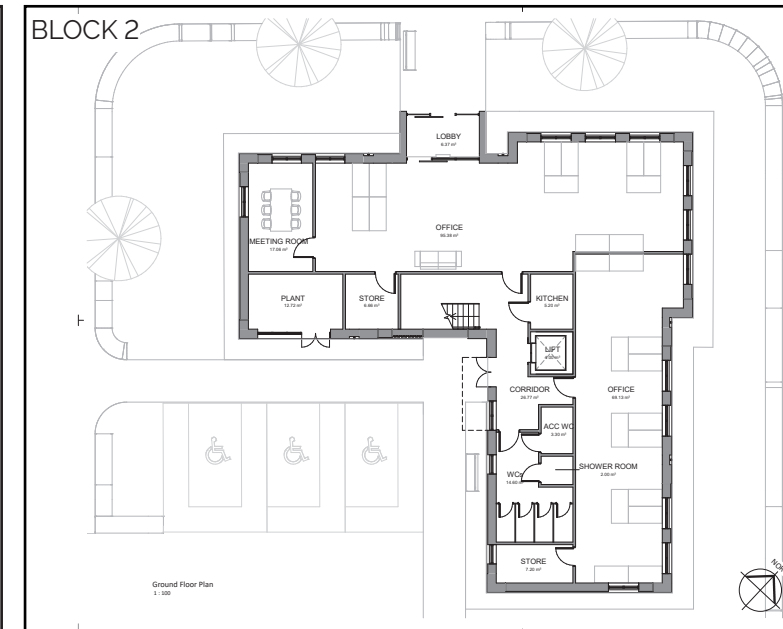
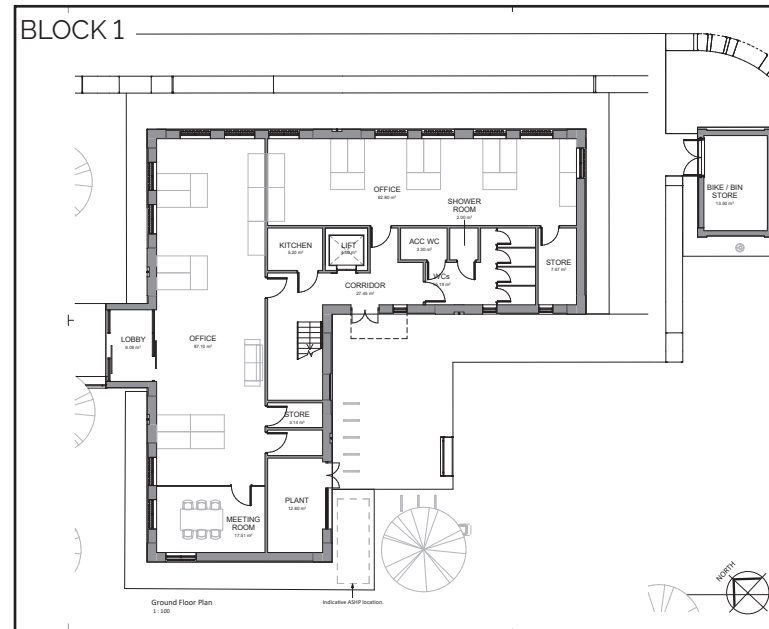
**TO LET /
FOR SALE**

Research & Development and Office Units, Minerva Heights
Chichester, West Sussex PO19 3PH



Key Features

- Chichester is a busy and attractive Cathedral city
- Four blocks, available as a whole or individually
- From 7,416 sq ft
- Would suit Research & Development and Office uses
- 87 car parking spaces
- Buy land/build to suit/pre-sales
- Pre-lets of whole/part
- Terms on application





Location

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.

Description and Accommodation

On behalf of Miller Homes and Vistry Group we are delighted to offer R&D / office space.

The space comprises four blocks, and is available as a whole or individually, from 7,416 to 30,742 sq ft. The units can be built to suit, or rent from shell and core.





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.

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.

Anti Money Laundering Regulations 2017

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 and Viewings

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23 March 2023

