



**TO LET / FOR SALE**

Units 2 and 3, Southern Gate Office Village  
Chichester, West Sussex. PO19 8SG



## Key Features

- Easy access to A27 south trunk road
- Central location within walking distance of city centre, parking, train and bus stations
- Prestigious office accommodation
- Open plan floor plates with raised floors and air conditioning
- On site parking for 20 vehicles (10 per building), with the possibility of more by prisoner parking
- Passenger lift to all floors (DDA compliant)
- To let on new EFRI lease(s) as a whole or on a floor by floor basis
- Ability to create open plan suites of approx 3,100 sq ft on each floor
- Consideration will be given to selling individual units on a freehold basis



Images show indicative spec from an alternative suite



## Location & Situation

Chichester is an historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London, 15 miles east of Portsmouth and 30 miles west of Brighton.

The subject accommodation is situated in Southern Gate Office Village, off Terminus Road, a short 10 minute walk from the the city's main shopping area.

The bus, train station and multi-storey car park are located within a five minute walk, with train services running to Southampton, Portsmouth, Brighton, Gatwick Airport and London.





## Description & Accommodation

The office suites have the following approximate Net Internal Areas:

Unit 2	Sq Ft	Sq M
Ground Floor	1,604 sq ft	149 sq m
First Floor	1,674 sq ft	153 sq m
Second Floor	1,682 sq ft	156 sq m
<b>Total</b>	<b>4,924 sq ft</b>	<b>459 sq m</b>

Unit 3	Sq Ft	Sq M
Ground Floor	1,616 sq ft	150 sq m
First Floor	1,562 sq ft	145 sq m
Second Floor	1,722 sq ft	160 sq m
<b>Total</b>	<b>4,900 sq ft</b>	<b>455 sq m</b>





## Specification

The specification of the offices include, but are not limited to:

- Raised floors
- Carpeted
- Suspended ceilings
- Gas fired central heating
- LED lighting
- Door entry system
- Disabled WCs on each floor
- Onsite parking
- Four man passenger lift

## 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.





## Rateable Value

Unit 2 - Rateable Value: £78,500

Unit 3 - Rateable Value: £78,000

## EPC

Unit 2 - B (50)

Unit 3 - B (47)

## Terms

The subject accommodation is available to let as a whole or on a floor by floor basis by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £21.50 psf.

Freehold prices available upon request.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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



## Further Information

Please contact the sole agents Flude Property Consultants:

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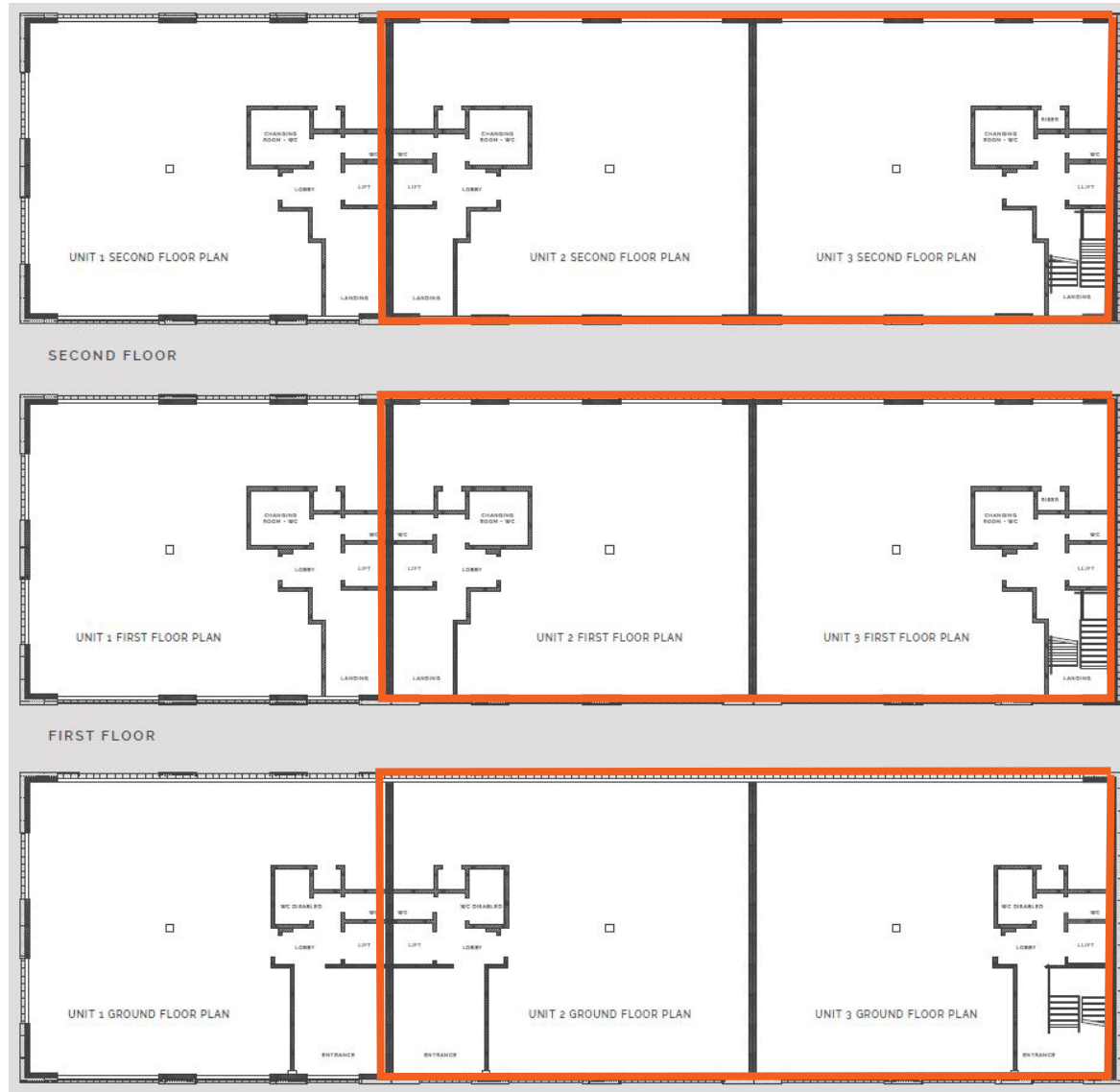
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## Floor Plans



For identification purposes only