



Ground Floor, Madgwick Lane
Chichester, West Sussex, PO18 0FB

TO LET

MODERN E CLASS ACCOMMODATION WITH DEDICATED PARKING

Size 238.01 sq m (2,562 sq ft)

Key Features:

- Easy access to A27 south coast trunk road
- Open plan office suite
- To let on new flexible lease
- Rent £39,700 pax
- Ground floor area 2,562 sq ft
- Internet is high speed full fibre at 1GB Down / 115 Mbps Up
- Entry phone system
- Air Conditioning
- E Class space





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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.

The property is located off Madgwick Lane on the outskirts of Chichester with access from the Westhampnett roundabout. The property is in a mixed use area and allows easy access to the A27 and into Chichester city centre.

Accommodation

The property is part of a two storey office building and comprises most of the ground floor. Accessed off a communal double height atrium entrance, the space is open plan in nature with two smaller offices, a kitchen and conservatory style meeting room all accessed off the main area. The suite benefits from electric heating, glazed windows, air conditioning, LED lighting, male, female and disabled WCs as well as entry phone system.

Internet is high speed full fibre at 1GB Down / 115 Mbps Up.

The accommodation has the following approximate floor areas (IPMS-3):

Area	Sq Ft	Sq M
Ground Floor	2,562	237.97

There are 10 dedicated parking spaces with the property together with visitor parking.

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.

May 2024

EPC

We understand the property to have an EPC rating of C (52).

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 rent of £39,700 per annum exclusive.

There is a service charge contribution and further information is available on request..

Business Rates

Rateable Value (2017): £35,500.

VAT

We understand the property is registered for VAT and therefore VAT will be applicable to the rent.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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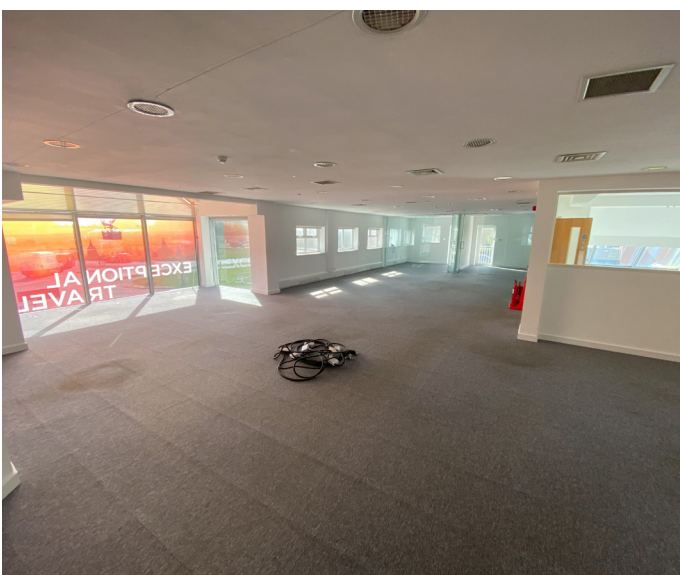
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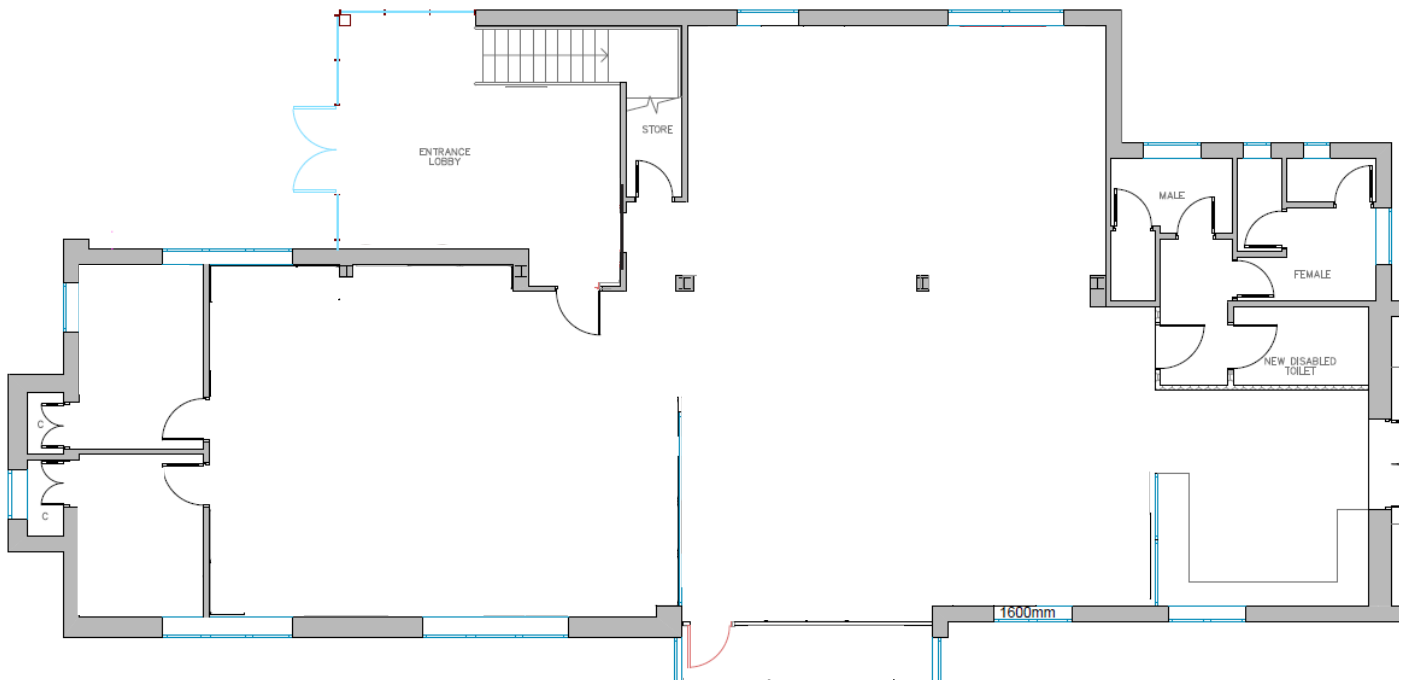


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Floor Plan



For identification purposes only.