



First Floor, 2 Dukes Court  
Bognor Road, Chichester, West Sussex PO19 8FX

**TO LET**

## FIRST FLOOR E CLASS SPACE

Total NIA 69.40 sq m (747 sq ft)

### Key Features:

- Within modern business park
- Prominent position on Bognor Road
- Close to Chichester city centre and A27 south coast trunk road
- Kitchenette and breakout area
- Three allocated parking spaces
- Perimeter trunking
- New EFRI lease
- Rent £10,125 pax





First Floor, 2 Dukes Court  
Bognor Road, Chichester, West Sussex PO19 8FX

## Location

Dukes Court is a modern office park located on Bognor Road, which is one of the main routes into Chichester city centre and provides easy access to the A27 south coast trunk road. It lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

## Accommodation

The accommodation comprises a self-contained office suite at first floor in a two-storey building and forms part of a courtyard development, along with kitchenette and WC. There are also three parking spaces available.

We understand the property to have an approximate NIA of 69.40 sq m (747 sq ft).

## EPC

We understand the property has an EPC rating of B.

## 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 by way of a new full repairing and insuring lease. The passing rent is £10,125 per annum exclusive.

## Business Rates

Rateable Value (2023): £10,000.

As the RV is below £12,000, we believe 100% small business rate relief is possible.

## 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.

June 2024

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Mark Minchell

m.minchell@flude.com

01243 929136

www.flude.com

Noah Minchell

n.minchell@flude.com

01243 217302

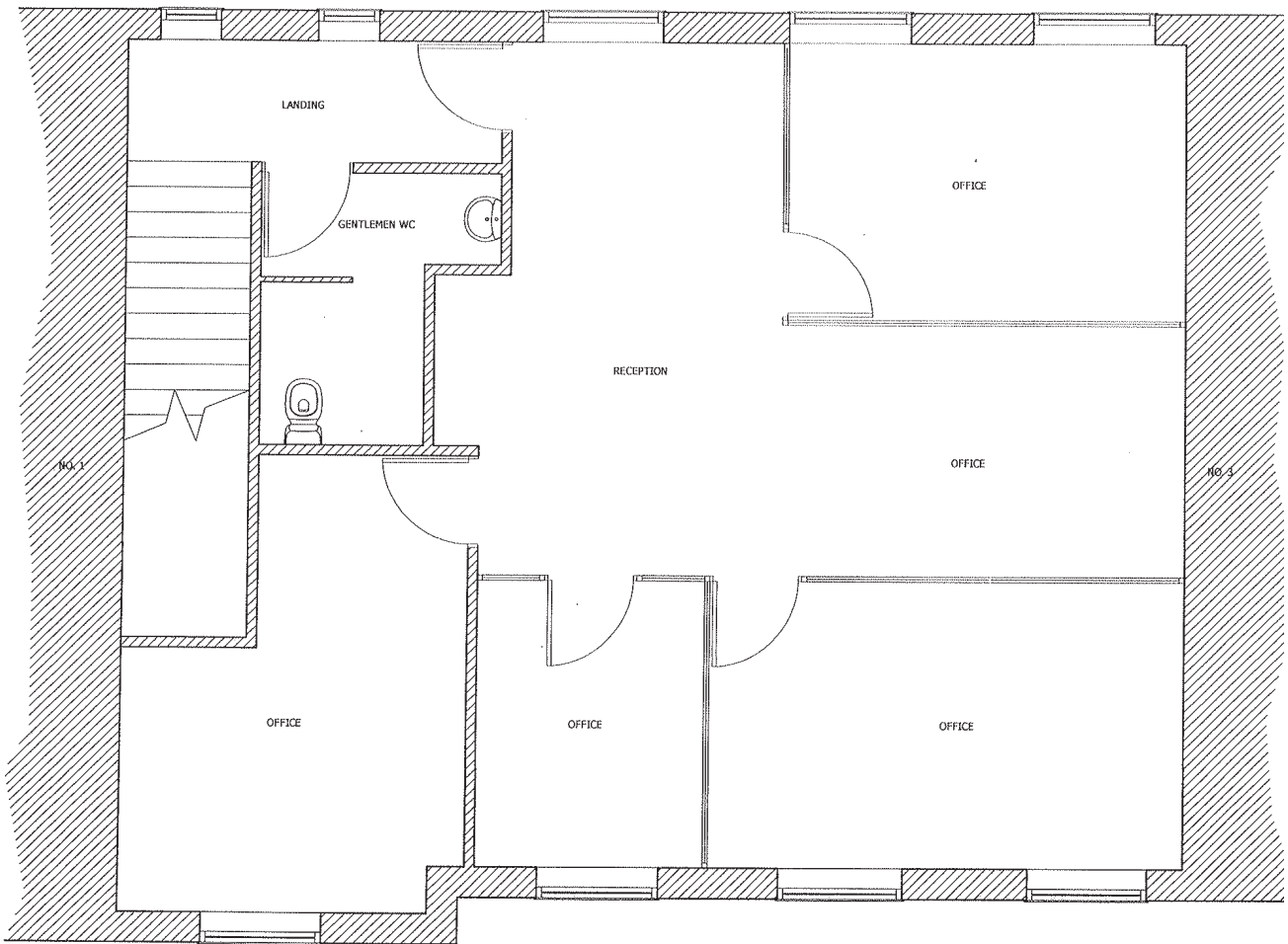


**Flude**  
PROPERTY CONSULTANTS





## Floor Plan



For identification purposes only