



Halls Orchard Barn
Birdham Road, Chichester, West Sussex PO20 7FD

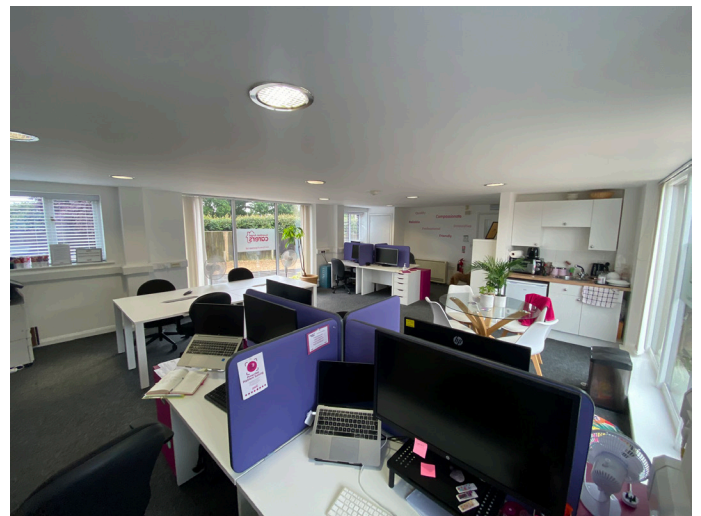
TO LET

GROUND FLOOR E CLASS UNIT

Total Size - 62.15 sq m (669 sq ft)

Key Features:

- Easy access to the A27 Chichester By-Pass
- Modern barn style office accommodation
- On site parking for visitors and occupants
- Professional business environment
- Panoramic views across adjacent farm land
- Attractive landscaped setting
- Total size 669 sq ft
- Rent £12,000 pax





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Location

The property is situated on the A286 Birdham Road in an attractive rural area close to the village of Apuldram approximately two miles south west of Chichester. The A286 links Chichester to West Wittering and provides easy access to the A27 Chichester by-pass.

There is a regular bus service to Chichester city centre every 15 minutes with a bus stop located immediately adjacent to the entrance to the estate.

Accommodation

Halls Orchard Barn comprises a former agricultural building which has been converted into refurbished office accommodation, to provide modern and attractive office space in a peaceful landscaped setting.

The ground floor space comprises of:

- LED spotlights
- 5 park parking spaces
- Double glazed windows
- Electric heating
- Perimeter trunking

The accommodation has an approximate floor areas (IPMS-3) of 669 sq ft (62.18 sq m).

EPC

More information on request.

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 £12,000 per annum exclusive.

The service charge and building insurance on request

Business Rates

Rateable Value (2023): £10,000.

The occupier may be entitled to 100% Small Business Rate relief. Interested parties to make their own enquiries.

VAT

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

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.

July 2024

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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