



**1<sup>st</sup> FLOOR, MIDLAND HOUSE, 1 MARKET AVENUE, CHICHESTER, WEST SUSSEX, PO19 1JU**

- MODERN REFURBISHED FIRST FLOOR OFFICE SUITES TO LET
- PRIVATE ONSITE PARKING
- IF SUB-DIVIDED WEST WING:950 SQ FT or EAST WING:2,185 SQ FT
- WHOLE 1<sup>ST</sup> FLOOR- 3,135 SQ FT

**Colyer Commercial**

CONSULTANT SURVEYORS

## Location

The Cathedral City of Chichester is an historic and thriving administrative centre in 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 city has excellent road communications being conveniently situated on the A27 south coast trunk road which runs east to Worthing and Brighton and west to Portsmouth where it connects with A3(M) M27 and M3 motorways. Gatwick Airport is located approximately 50 miles to the north east.

By rail, there are frequent services to London Victoria (1 hour 30 minutes); as a result Chichester is a popular commuter location for those working in London's City and West End which has benefited the local economy.

## Description

City Centre Office Accommodation with Parking with the following features:

- Can be divided to provide two suites of 950 SQ FT and 2,185 SQ FT
- Refurbishment of external elevations completed
- A mixture of attractive open plan accommodation with some individual meeting rooms giving excellent flexibility of accommodation
- Entry phone system
- Air-Conditioning
- On-site parking for six cars

## Floor areas

The office comprises an open plan office suite but there is potential for it to be subdivided and would have the following approximate net internal floor area as follows:

First Floor	Sq m	Sq ft
West Wing	88.26	950
East Wing	202.99	2,185
1 <sup>st</sup> Floor (whole)	292.22	3,135

## Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £39,750 (for the whole)  
**Rates Payable: £19,477 (for the whole)**  
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. Small Business rates relief may be applicable for eligible businesses.

## Terms

The property is available to let by way of a new effectively full repairing and insuring lease/leases.

## Rent

The property is available to let by way of a new effectively full repairing and insuring lease, at the following commencing rents –

- East Wing - £15 per sq ft
- West Wing - £16 per sq ft
- Whole Floor - £15 per sq ft



## 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.

## VAT

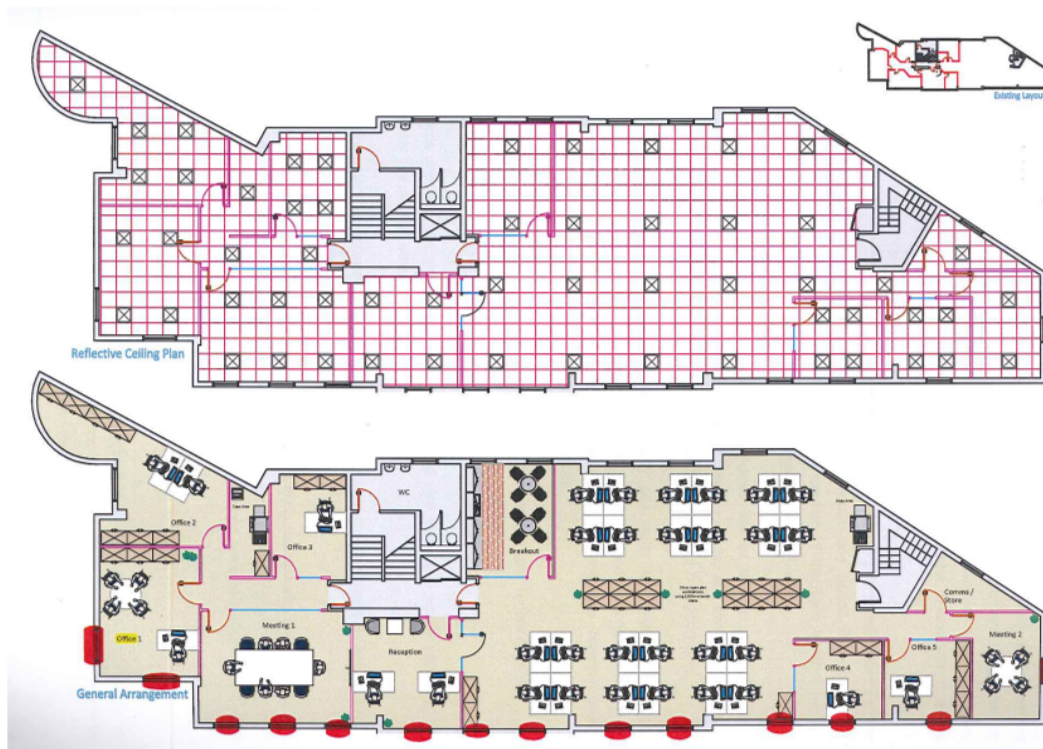
VAT may be chargeable on the rent.

## EPC

We understand the property to have an EPC rating of C (72).







FLOOR PLAN For identification purposes only



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH JOINT SOLE LETTING AGENTS**

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