



**1ST FLOOR OFFICES, STOCKLUND HOUSE, EAST STREET, CHICHESTER,
WEST SUSSEX, PO19 1JE**

- **1ST FLOOR OFFICE SUITES TO LET ON INCLUSIVE TERMS**
- **SUITES FROM 385 SQ FT (35.75m²) - 955 SQ FT (88.72 m²)**
- **MAY CONSIDER LETTING THE ENTIRE FLOOR TO ONE TENANT (3,920 SQ FT)**
- **AVAILABLE ON FLEXIBLE TERMS**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Chichester is an historic Cathedral City and popular retail destination, located on the south coast, approximately 68 miles south west of London, 17 miles east of Portsmouth and 34 miles west of Brighton.

The A27 dual carriageway provides excellent road communications linking Brighton to the east and Portsmouth to the west. Furthermore the A3, which lies 12 miles to the west of the city, provides access to London.

The property is situated on the south side of East Street, in close proximity to H&M, TK Maxx, New Look and Next.

A number of restaurants and coffee shops are close by including ASK Italian Restaurant, Brasserie Blanc and Caffé Nero.

Description

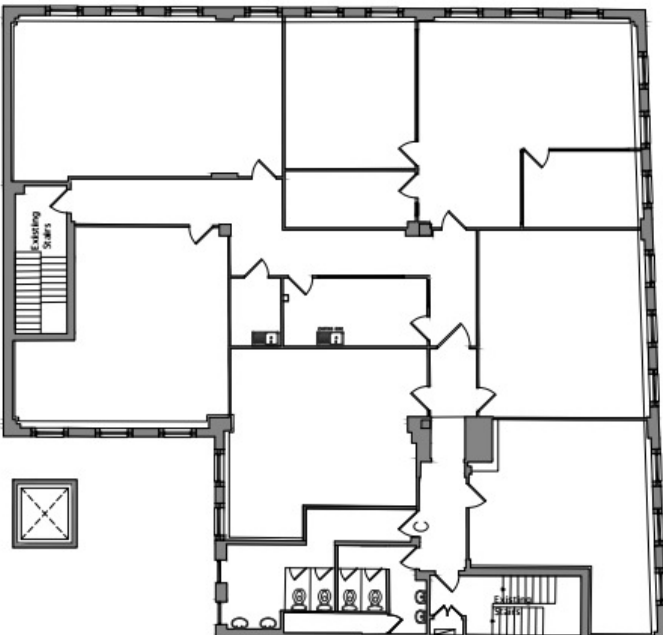
The first floor offices have recently been re-decorated and benefit from the following:

- Suspended ceilings with Cat II Lighting
- Warm air heating system
- Fully carpeted
- Male & Female WC's
- Shared Kitchen facilities
- Office 4 has modern glass partitioned meeting rooms.

Floor Areas

We have measured the premise on a net internal floor area basis as follows:

	Sq m	Sq ft
Office Suite 1	35.75 m ²	385
Office Suite 2	41.54 m ²	447
Office Suite 3	37.73 m ²	406
Office Suite 4	88.78 m ²	955
Office Suite 5	43.07 m ²	463
Office Suite 6	52.26 m ²	562
Entire 1 st floor Office (NIA)	364 m ²	3,920 SQ FT



Licence Terms

The agreement offers no long-term commitment. The rents are inclusive of electricity, heating, buildings insurance, water, sewage, cleaning of common area, building insurance, management fees and external maintenance and repairs. The rent excludes business rates, broadband/telephones and VAT.

Rent

Upon application for inclusive terms of individual suites.

Our client may consider renting the entire first floor on an exclusive basis for a single occupier.

Business Rates- Small Business Rates Relief

Business Rates to be paid by the tenant.

Rateable values: To be confirmed
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

EPC

A new EPC has been ordered.

VAT

VAT will be chargeable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



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 LETTING AGENTS

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