

Suite 5 Victoria Court, St. Pancras,  
Chichester PO19 7GD



# TO LET

## Well Presented Office Suite

Size 77.69 sq m (836 sq ft)

## Key Features

- Well located close to city centre
- Ideal office for 6 - 10 people
- Three allocated parking spaces
- Established office location
- Open plan suite
- New EFRI lease available
- Rent £13,500 pax
- Small business rate relief possible

### 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 on St Pancras, a short walk from Chichester city centre.

### Accommodation

We have measured and calculate the accommodation to have an approximate **Net Internal Area (NIA) 77.69 sq m (836 sq ft)**.

### 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 **£13,500 per annum exclusive**.

The service charge is £2,898 per annum and the building insurance will be circa £96 per annum.

### VAT

The property is registered for VAT.

### EPC

We understand the property has an EPC rating of C-70.

### Viewings and Further Information

Please contact the sole agents Flude Commercial:

**Flude Commercial**  
**chichester@flude.com**  
**01243 819000**



### Planning

We understand that the premises benefit from **Class B1(a) Office use** within the Use Classes Order 1987 (as amended).

### Business Rates

To be confirmed.

Whilst the rateable value is to be reassessed, it is anticipated that the unit is likely to qualify for 100% rate relief. Interested parties are advised to make their own enquiries in this regard to satisfy themselves as to the potential relief.

### Legal Fees

Each party to bear their own legal costs incurred.



*Flude Commercial 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 Commercial 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.*

28 September 2018

Location Maps and Plans



Plans are for indicative purposes only.

