

TO LET

Well presented self contained office suites, with allocated parking

From 491 sq ft (45.6sq m) to 1058 sq ft (98.3sq m)



**Victoria Court, St Pancras, Chichester,
PO19 7GD**

Location

Victoria Court is a well located office close to the junction of Needlemakers and St Pancras. Therefore is within easy reach of the city centre and A27 south coast trunk road.

- 10 minute walk to Chichester city centre
- 15 minute walk to Chichester bus and train stations
- 3 minute walk to New Park car park

Accommodation & Floor Areas

The following suites are available to let on a new lease-

Suite	Floor	Parking Bays	Size (sq ft)	Rent p.a.x
Suite 1	Ground Floor	3	491	£ 11,750.00
Suites 2 and 3	Ground Floor	2	1058	£ 15,000.00
Suite 4	First Floor	3	996	£ 15,000.00
Suite 5	First Floor	3	836	£ 15,000.00

Lease Terms

The suites are available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

The Tenant will be required to contribute to the annual service charge budget and building insurance premium. Further details available upon 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.

VAT

VAT is payable on the rent, building insurance and service charges.

Legal Fees

Each party to bear their own legal fees.

Business Rates

We advise interested parties to make their own enquiries to the local authority to verify the level of business rates payable ,and possible transitional arrangements and small business relief.



Energy Performance Certificate

A copy of the EPC is available upon request.



Viewings

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Manhire LLP 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 Manhire LLP 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 also 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.