

Ground Floor Offices  
41-42 Southgate, Chichester, West Sussex,  
PO19 1ET



**OFFICES / MEDICAL**

891 Sq Ft  
(83 Sq M)

**RENT: £16,000 Per Annum**

## Well Presented Refurbished Office Suite in Chichester Town Centre

- + Rent Includes Service Charge Contribution
- + Ready For Immediate Occupation
- + City Centre Location
- + Good Condition Throughout Requiring Minimal Tenant Investment
- + Minimum Term of 3 Years
- + Close To Local Bus Routes, Train Station & Car Parks
- + Viewing Highly Recommended



## Location

The Cathedral city of Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of the city of Brighton. The city has excellent road communications being situated on the A27 which runs east to Worthing & Brighton and west to Portsmouth and Southampton where it connects with the M27 and M3 motorways. The office is located approximately 0.1 miles from Chichester railway station in the heart of the City centre. There are plenty of local, regional and national office occupiers within the immediate vicinity whilst the towns principal shopping streets are a stones throw away. Chichester Gate Leisure complex which provides eateries, leisure amenities and cinema is within a 5 minute walk of the subject property.

## Description

This superbly presented open plan office is accessed via an external staircase leading to the upper ground floor where the office is located. The office benefits from its own private kitchen with ample space for a staff break out / rest area. The offices benefit from carpeting throughout, LED strip lighting, gas central heating, good natural light and ample data / electrical points. Presented in good condition throughout having been refurbished and ready for immediate occupation. The building has shared female and male WC facilities.

## Accommodation

Floor / Name	SQ FT	SQM
Upper Ground Floor Offices	768	71
Upper Ground Floor Kitchen	123	12
<b>Total</b>	<b>891</b>	<b>83</b>

## Terms

The office is available by way of a new FR&I lease (administered by way of a service charge) for a minimum term of 3 years. The rent quoted is inclusive of the service charge.

## Business Rates

The Valuation Office Agency (VOA) website suggests that this office has a rateable value of £13,500 therefore interested parties may be eligible for partial rates relief, subject to status. Interested parties are asked to make their own enquiries direct to Chichester District Council.

## Summary

- + **Rent** - £16,000 Per Annum Exclusive
- + **VAT** – To Be Charged on The Rent
- + **Deposit** – 3 Months
- + **Service Charge** – Included Within The Rent
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(81)

## Viewing & Further Information

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