
THE COURTYARD

Vinnetrow Business Park,
Vinnetrow Road,
Chichester PO20 1QH



Photographs from 2013

Contemporary Office Accommodation To Let | From 1,543 sq ft (143 sq m) to 9,989 sq ft (928 sq m)

THE
COURTYARD
CHICHESTER



KEY FACTS



High quality established business location



Open plan floor plates



Strategically located on south coast



Ample onsite parking (ratio 1:200 sq ft)



Secure working environment with CCTV



EPC rating A (25)



Variety of sized suites



Fibre optic broadband (67Mb)



Modern flexible leases with fixed management charge



Other occupiers on the estate include BrightServe, Bluebird Care, KSL Accountants and Montessori Nursery



LOCATION



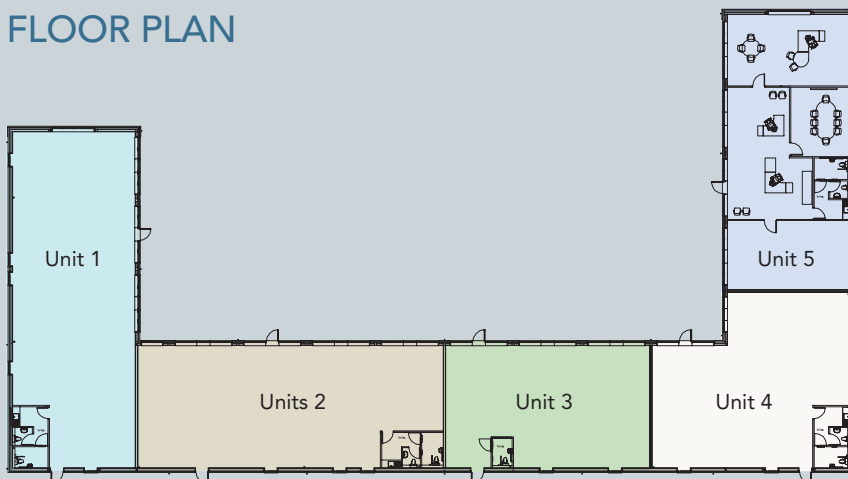
Vinnetrow Business Park, Chichester is a well-established business location and is strategically located being situated on the A27 south coast trunk road which connects easily to:

- Chichester city centre
- Brighton and A23/M23 motorway 32 miles
- Portsmouth and A3 dual carriageway 15 miles
- Southampton and M3 motorway 35 miles
- London and M25 motorway 57 miles
- Gatwick 45 miles



By rail there are frequent services to London, Brighton, Gatwick, Portsmouth and Southampton.

FLOOR PLAN



Accommodation (NIA)

Unit	Sq ft	Sq m
1	2,452	228
2	2,217	206
3	1,543	143
4	1,827	170
5	1,944	181
TOTAL	9,983	928

(approximate)

DESCRIPTION

The Courtyard offers bright ground floor office accommodation, situated on a popular business park.

The Courtyard buildings are undergoing full refurbishment works to create contemporary and flexible space to inspire occupiers.

The specification will include:

- LED lighting
- Modern facilities with showers
- Optional floor coverings
- Additional items such as; AC systems (dependent on pricing)

The accommodation benefits from:

- Open plan floor plates
- DDA compliant
- Fibre optic broadband up to 67Mb (www.uswitch.com)
- Ample onsite parking (1:200 sq ft)
- EPC rating A (25)
- Fixed service charge



THE
COURTYARD
CHICHESTER

Terms

The accommodation is available to let on effectively full repairing and insuring modern flexible leases, subject to a fixed management charge of £1.50 per sq ft.
Rent on application.

VAT

The property is registered for VAT.

For further Information please contact the joint sole agents:



Sebastian Martin
01243 929135
s.martin@flude.com

Mikael Goldsmith
01243 929141
m.goldsmith@flude.com



Philip Holmes
07733 124438
pholmes@vailwilliams.com

Sean Kaufmann
07887 558074
skaufmann@vailwilliams.com