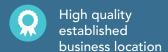




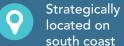


# **KEY FACTS**





Open plan floor plates





Ample onsite parking (ratio 1:200 sq ft)





EPC rating A (25)





Fibre optic broadband (67Mb)



Variety of sized suites



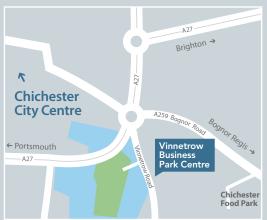
Modern flexible leases with fixed management charge



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

#### **LOCATION**





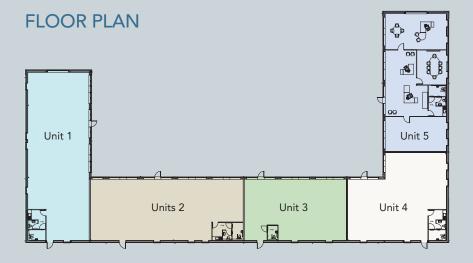


Vinnetrow Business Park, Chichester is a well-established business location and is strategically located being situated on the A27 south coast trunk road which connects easily to:

- 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.



### 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



#### **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:



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