

Chichester Enterprise Centre,
Terminus Road, Chichester PO19 8TX



TO LET

■ Fully Managed New Office Space

From 12 sq m (129 sq ft)

■ Key Features

- Chichester is an thriving administrative centre
- Well located close to A27 and city centre
- Newly built, modern business centre
- Ample onsite parking
- Easy In, Easy Out terms available
- Fibre optic broadband available
- Meeting rooms and shared spaces
- CCTV and 24/7 access
- Staffed reception
- No business rates



■ Location

Chichester is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton. Chichester Enterprise Centre is **situated on Terminus Road** which provides **easy access to the A27 south coast trunk road** and is **within walking distance of city centre, mainline railway and bus stations**.

■ Accommodation

The scheme comprises a **newly built, modern business centre** providing over **26,500 sq ft of space within 82 units** that are available for rental on a **short, fixed or long-term basis**.

The centre offers a **range of accommodation to suit most businesses** needs including **offices and workshops**. There are a **range of different sized office suites** available **from 12 sq m (129 sq ft)**. Please see the **availability schedule** for further information on available accommodation.

The centre benefits from the following amenities:

- Fibre optic broadband available
- CCTV
- 24/7 access
- Breakout spaces and kitchens
- Meeting rooms
- Staffed reception
- Perimeter trunking
- Post services

■ Planning

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

■ Viewings and Further Information

Please contact the sole agents Flude Commercial:

Flude Commercial
chichester@flude.com
01243 819000



■ Terms

With the **'Easy In, Easy Out'** terms you are able to stay as long as you like or leave with as little as one months notice. The **agreements are simple** and make great business sense; this flexibility **means costly legal fees can be avoided**, you can move in on the same day you sign your agreement and you can even relocate within the centre if your business needs change. Further information on request.

■ VAT

The property is registered for VAT.

■ Business Rates

The majority of the Rateable Values are below £12,000, therefore, we believe that small business rate relief is possible.

■ EPC

We understand the property has an **EPC rating of A(25)**.

■ Legal Fees

Each party to bear their own legal costs incurred.



01243 819000
www.flude.com

Site Plan



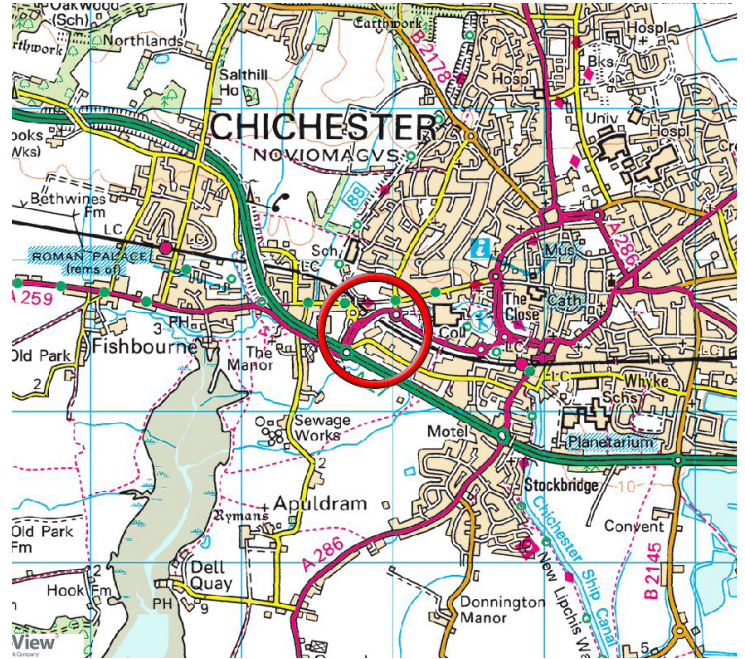
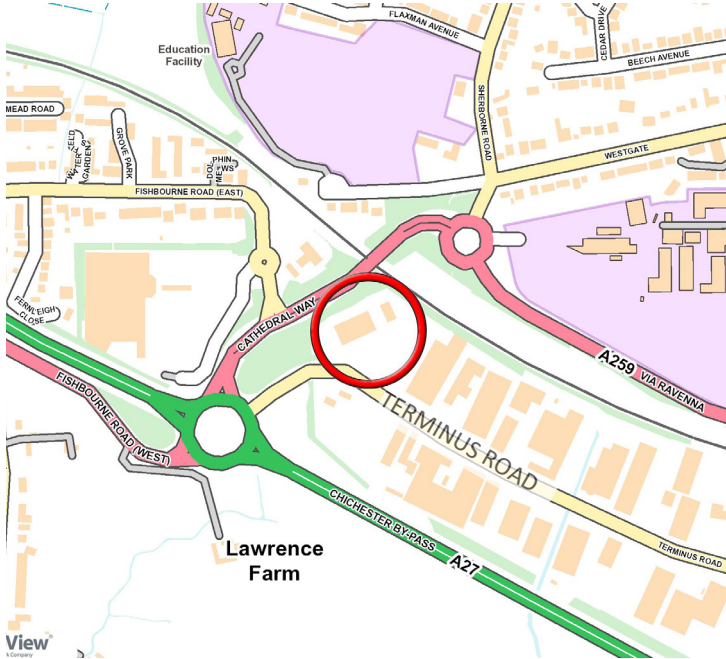
*dis - disabled wc

Chichester Enterprise Gateway

Chichester Enterprise Centre, Terminus Road, Chichester PO19 8TX



Location Maps



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.

17 July 2018