34a, Little London Chichester West Sussex PO19 1PL



Ground and first floor Town Centre Offices/Consulting rooms

To Let

616 sqft [57.3 sqm]



Location

The Cathedral City of Chichester is an historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

The property is positioned on Little London which is a one way street leading off the main shopping area of East Street. It is opposite the main entrance to one of the town centre's principle car parks which is behind

Commercial Property Consultants

4 Northgate I Chichester I West Sussex I P019 1BA 01243 520949 I <u>www.medhursts.com</u>



Marks and Spencers. Nearby occupiers include TK Maxx, ASK, A-Plan Insurance and a dental practice, amongst others.

Description

The available accommodation comprises a self-contained suite of rooms on the front of the building owned and occupied by the Chichester Boys Club. Access is via a glazed door on the side of the building which leads into an open area off which are 2 small consulting rooms and stairs leading to 4 further rooms.

There is a wc with wash hand basin and a kitchen on the ground floor.

The space is currently occupied by The Information Shop who are relocating to larger premises. The charitable organisation provides counselling services.

The accommodation will be in good decorative order and will be ready for occupation from 1st December or earlier by agreement.

Accommodation

Ground floor	20.5 m2	220 ft2
Kitchen	5.1 m2	54 ft2
First Floor rooms	31.7 m2	342 ft2
Total Net Internal Area	57.3 m2	616 ft2

Amenities

- Town centre location
- Secure flexible space with 24/7 access
- Newly refurbished
- WC and kitchenette
- New lease
- Ready for immediate occupation

Terms

The premises are available on a new lease for a term to be agreed.

Rent

£9,240 per annum- £770 per month. VAT is not applicable.

EPC

C-65

Business Rates

Rateable value:

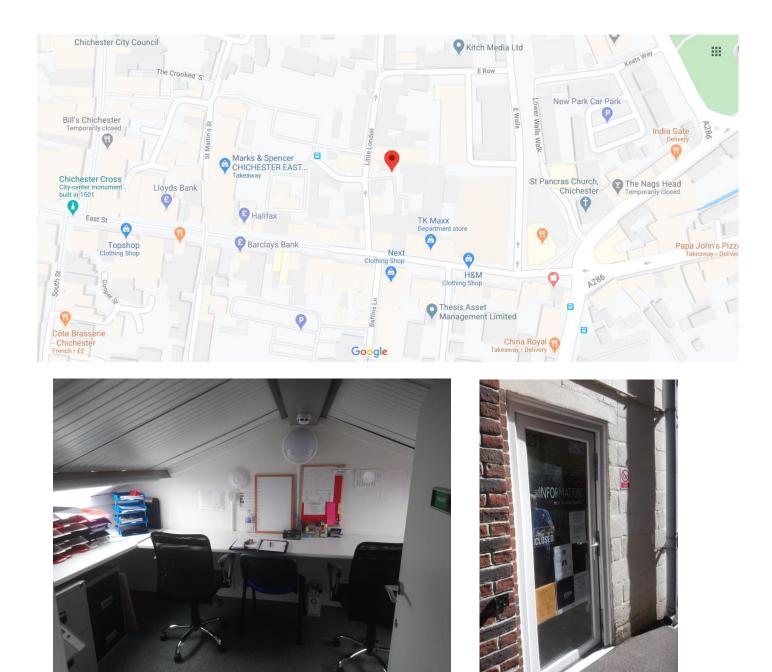
To be assessed

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Viewing

Strictly by appointment with the sole letting agents Medhursts Commercial Surveyors on 01243 520949.



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July 2020

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