

JUTLAND HOUSE, LION PARK,
HAMBROOK, **CHICHESTER**, PO18 8FJ



GROUND FLOOR OFFICES / D1 USE FOR SALE OR TO LET



485 – 1,065 sq.ft (45 - 99 sq.m) Net Internal Area

KEY FEATURES

- Current planning consent for A2/B1a/D1 (health/medical) uses
- Suitable for alternative commercial uses – subject to planning
- Allocated car parking spaces
- Semi-rural location
- Good access to road infrastructure
- Adjacent to train station
- Can be split into smaller suites

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DESCRIPTION

Jutland House comprises a ground floor office approximately 1,065 sq.ft. This space can be split to accommodate smaller requirements.

The unit benefits from one WC, and where fitted has suspended ceilings, carpeting and double glazed windows.

The office is currently configured as a 50% shell and core finish, pending a tenant's fit-out, and 50% fitted out as a marketing suite. The landlord may consider undertaking a fit-out on a tenant's behalf, subject to prior approval.

Jutland House currently benefits from A2/B1a/D1 (health/medical) planning consents. However, alternative planning uses will be considered subject to planning consent. Interested parties should make their own enquiries with Chichester District Council in this respect.

LOCATION

Hambrook is a small village location to the west of Chichester within easy access of the coast of Bosham, Emsworth, and Chidham.

The village itself benefits from a village store/post office and the Nutbourne railway station; the building is situated opposite the platform.

The cathedral city of Chichester is 4 miles to the east, with Emsworth and the junction of the A27 3 miles to the west.



SCHEDULE OF AREAS (APPROX. NET INTERNAL AREA)

Description	ft ²	m ²
Ground Floor Offices (Total NIA)	1,065	99

SPECIFICATION

- Current planning consent for A2/B1a/D1 (health/medical) uses
- Suitable for alternative commercial uses – subject to planning
- Allocated car parking spaces
- Situated in rare semi-rural location
- Good access to road infrastructure
- Adjacent to train station with associated parking

TERMS

For sale on either a long or short leasehold basis. Alternatively, a new lease is available on terms to be agreed.

RENT / PRICE

On application.

SERVICE CHARGE

There will be a service charge levied for the upkeep and maintenance of the landscaping and roads. Full details upon application.

RATEABLE VALUE

To be assessed.

EPC

Not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



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P15 Proposed Ground Floor - Commercial Areas
01 scale -1:200



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SERVICES

The landlord has confirmed that all services and drainage have been supplied to the commercial space.

VIEWING

Strictly by appointment through the sole agents below.

CONTACTS

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**Subject to Contract
March 2018**

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