

# Imposing Office Building

CHICHESTER · 40 NORTH STREET · PO19 1LX

**TO LET**

6,454 sq ft  
(599.6 sq m)



40  
North St.



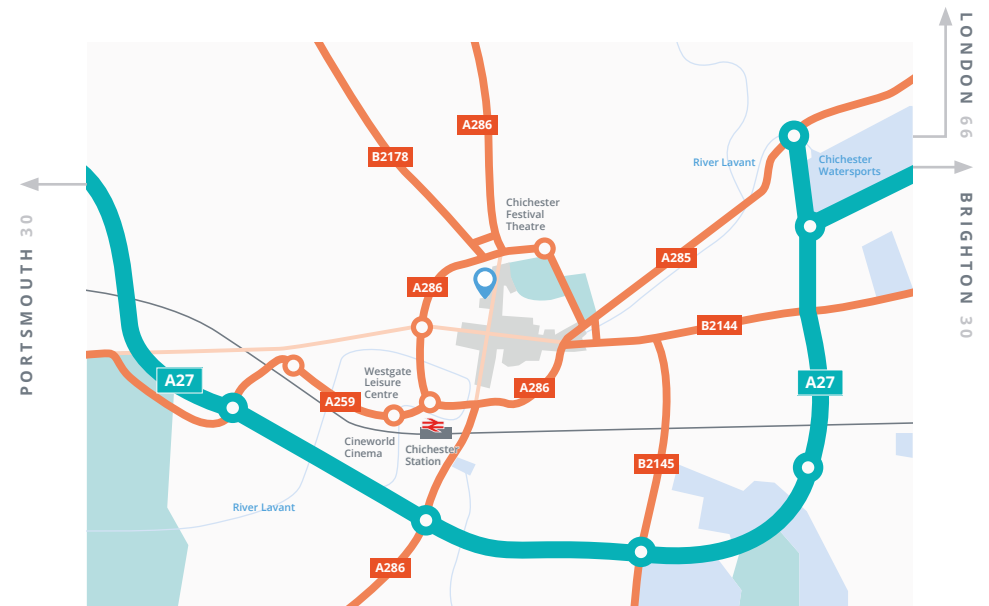
## LOCATION

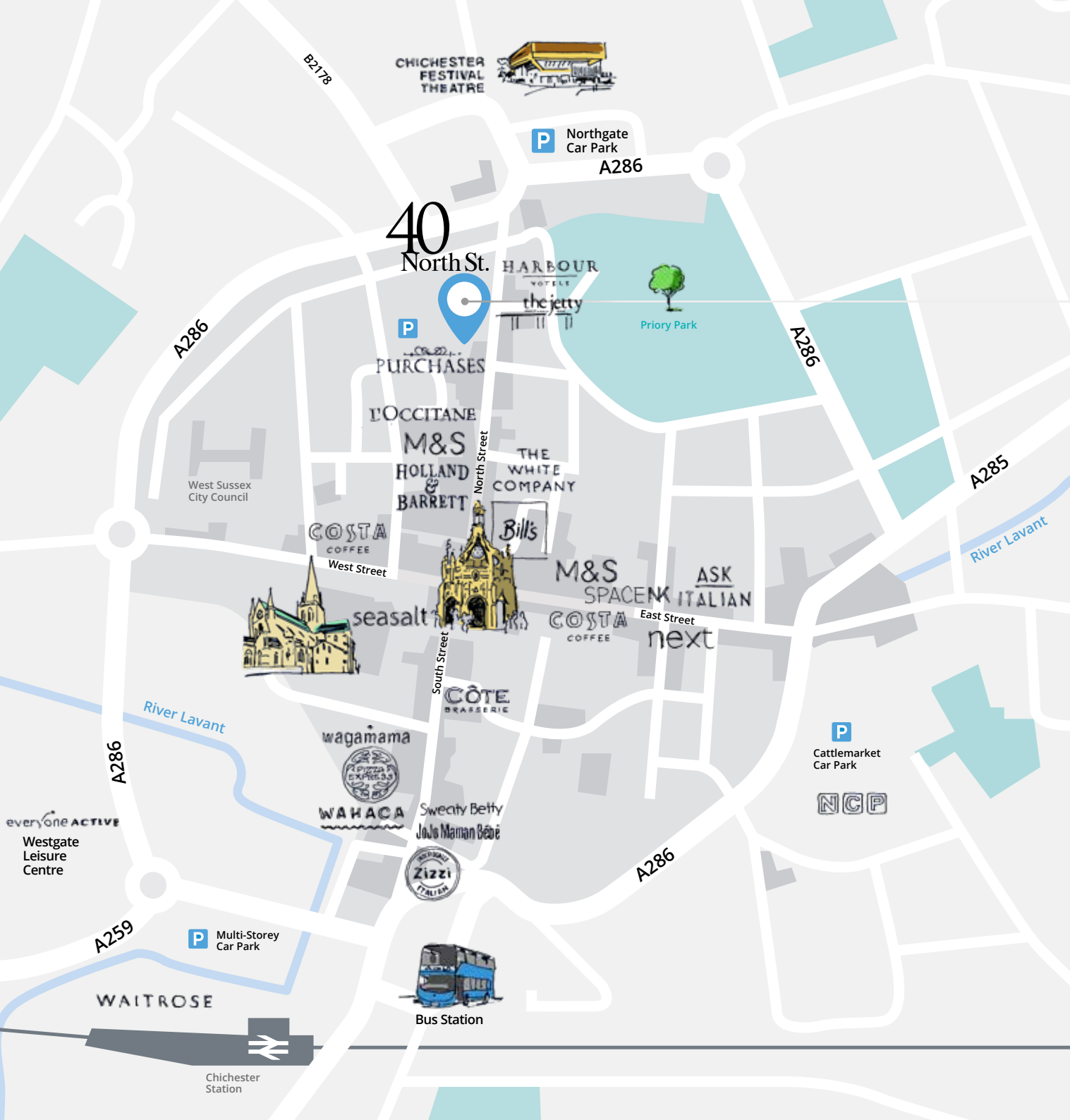
Chichester, located approximately 66 miles south west of London, is an attractive cathedral city and is the county town of West Sussex. The city is situated close to the A27 dual carriageway and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. The railway station provides direct access to London Victoria (93 mins).

National and international companies have established themselves within Chichester to benefit from the employment profile and lifestyle attractions of the city and surrounding area.

Chichester is the home of Rolls Royce who opened their 600,000 sq ft worldwide headquarters and production facility at Goodwood in 2003.

The excellent, year-round leisure facilities include the world-famous Chichester Festival Theatre, horse racing at glorious Goodwood, the Goodwood Motor circuit with its annual Festival of Speed and Revival Meetings, sailing in Chichester Harbour, and the wonderful South Downs countryside.





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Nor

## SITUATION

40 North Street occupies a prominent city centre position on one of the city's four main retailing streets and also benefits from easy vehicular access to the A268 inner ring road and the A27. It is on the edge of the city's prime shopping area and within a few minutes' walk of the cathedral and the renowned Festival Theatre. It therefore offers the convenience of a central business location together with the benefit of retail and leisure opportunities on the doorstep. Chichester's rail and bus stations are approximately a 10-minute walk.

The property is also within close proximity of a number of car parks for staff where season tickets are available. Priory Park is within 300 metres giving excellent amenity space at lunchtime. Nearby restaurants in North Street include Bill's and Purchase, both notable eateries in Chichester, in addition to many nearby coffee shops with many nationals represented.



## DESCRIPTION & ACCOMMODATION

An imposing detached four storey building dating from the early 19th-century with later extensions, 40 North Street is set back from the road, and was originally built as a private residence but now offers impressive business accommodation. The conversion and extension of the space has won two heritage awards. Both ground and first floors offer generous room sizes with exceptional floor to ceiling heights, with much of the accommodation showing original features especially the fine staircase and feature panel.

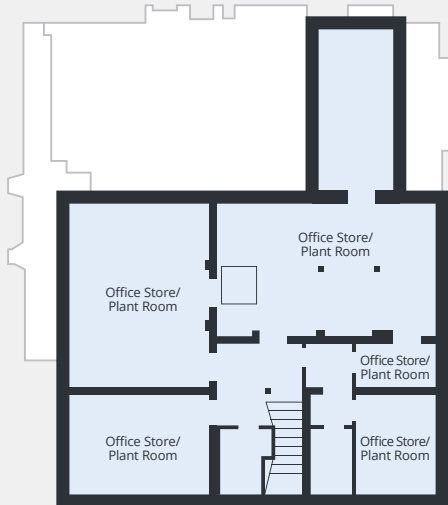
The fabulous office on the first floor with majority floor to ceiling windows overlooking North Street would make a wonderful boardroom.

The owners will refurbish the property to provide the following net internal floor areas:

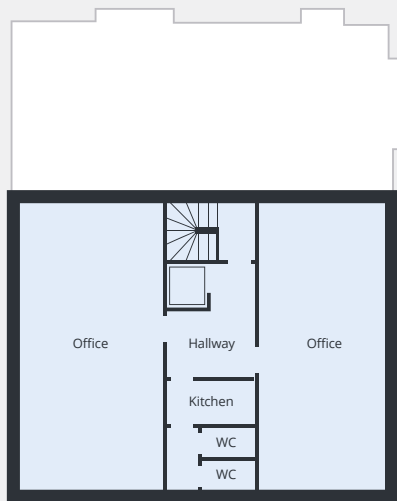
Lower Ground Floor	1,472 sq ft	136.75 sq m*
Ground Floor	2,158 sq ft	200.48 sq m
First Floor	1,784 sq ft	165.74 sq m
Second Floor	1,040 sq ft	96.62 sq m
Total	6,454 sq ft	599.59 sq m

40  
North St.

## PROPOSED FLOOR PLANS



BASEMENT



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

### Planning

The property currently benefits from A1 consent and would also be suitable for A3/ A4 or B1 users. The building is Grade II\* listed. Please enquire for more information regarding the planning status.

### Specification upon Refurbishment

Following refurbishment the property will benefit from:

- Air conditioning
- LED lighting

### Rateable Value (RV)

Current RV: £54,500

Description: Shop & Premises

It is expected that a new RV will be assessed once planning has been implemented for office use.

### Energy Performance Certificate

EPC rating C (56).

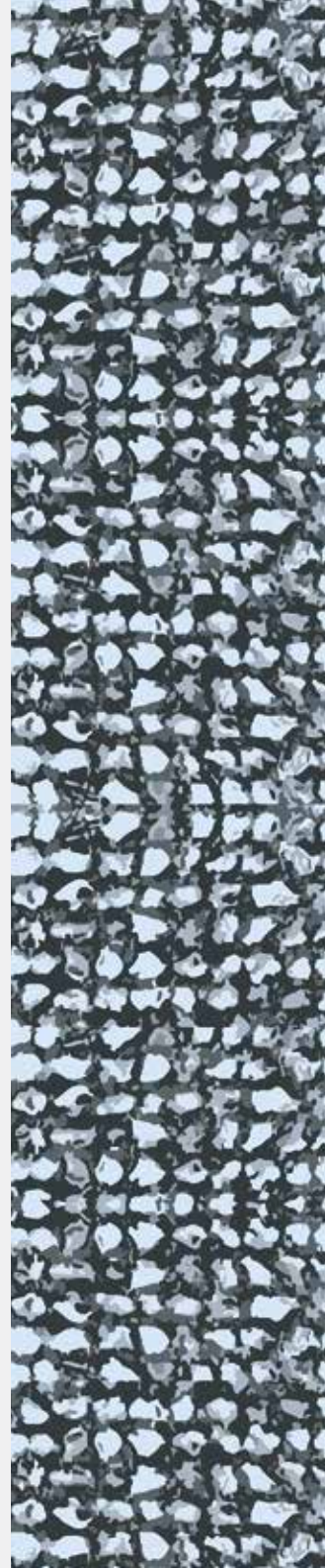
### Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

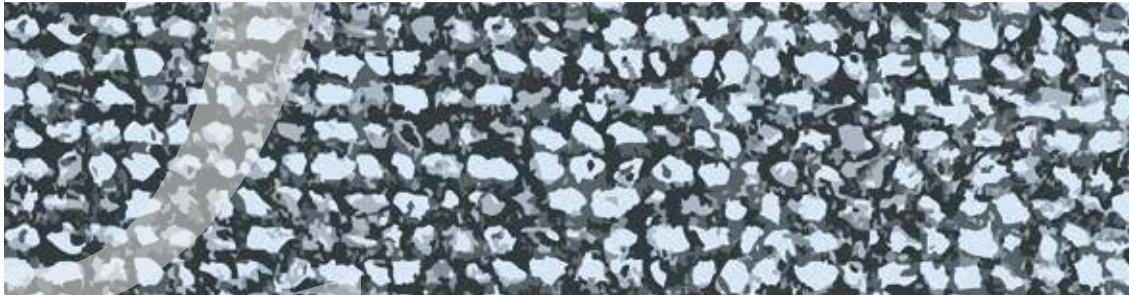
### Rent and VAT

Commencing rent on application.

Rents and prices are quoted exclusive of, but may be subject to VAT.







## Further information

### Contact & Viewing

To arrange a viewing, please contact joint sole agents:



#### Mark Minchell

01243 929 136

m.minchell@flude.com

#### Jamie O'Meara

01243 929 135

j.omeara@flude.com



#### Oli Marcroft

020 7317 3742

omarcroft@klmretail.com

#### Victoria Perkins

020 7317 3721

vperkins@klmretail.com

### Disclaimer

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.

No person in the employment of Kingsbridge Estates or its agents 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.



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