

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



BRAND NEW OFFICE BUILDING

POTENTIAL FOR ALTERNATIVE COMMERCIAL USE – SUBJECT TO PLANNING
FOR SALE OR TO LET



818 - 5,540 sq.ft (76.05 - 514.84 sq.m) Net Internal Area

KEY FEATURES

- Current planning consent for B1(a-c) uses
- Suitable for alternative commercial uses – subject to planning
- 14 car parking spaces
- Semi-rural location
- Good access to road infrastructure
- Adjacent to train station

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DESCRIPTION

Jutland House is a brand new 3-storey office block where suites are available from 818 sq.ft. In addition, there is the potential for individual office suites to be sub-divided, subject to planning approval.

The building benefits from a total of 14 on-site car parking spaces but should smaller suites be taken separately, car parking will be on a pro-rata basis.

Jutland House currently benefits from a B1(a-c) planning consents. However, alternative planning uses such as a convenience store, small retail uses, professional services (A2), doctor's surgery, dentist surgery, health uses, etc will be considered subject to planning consent. Interested parties should make their own enquiries with Chichester District Council in this respect.

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

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

Description	ft ²	m ²
Ground Floor		
Office Space 1	979	90.91
Office Space 2	909	84.46
First Floor		
Office Space 1	1,099	102.17
Office Space 2	909	84.46
Second Floor		
Office Space 1	818	76.05
Office Space 2	826	76.79
Total Approx. Net Internal Area	5,540	514.84

Note: floor areas taken from architects drawings and provided by the owners.

SPECIFICATION

- Current planning consent for B1 (a-c) uses
- Suitable for alternative commercial uses – subject to planning
- 14 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 a freehold 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.

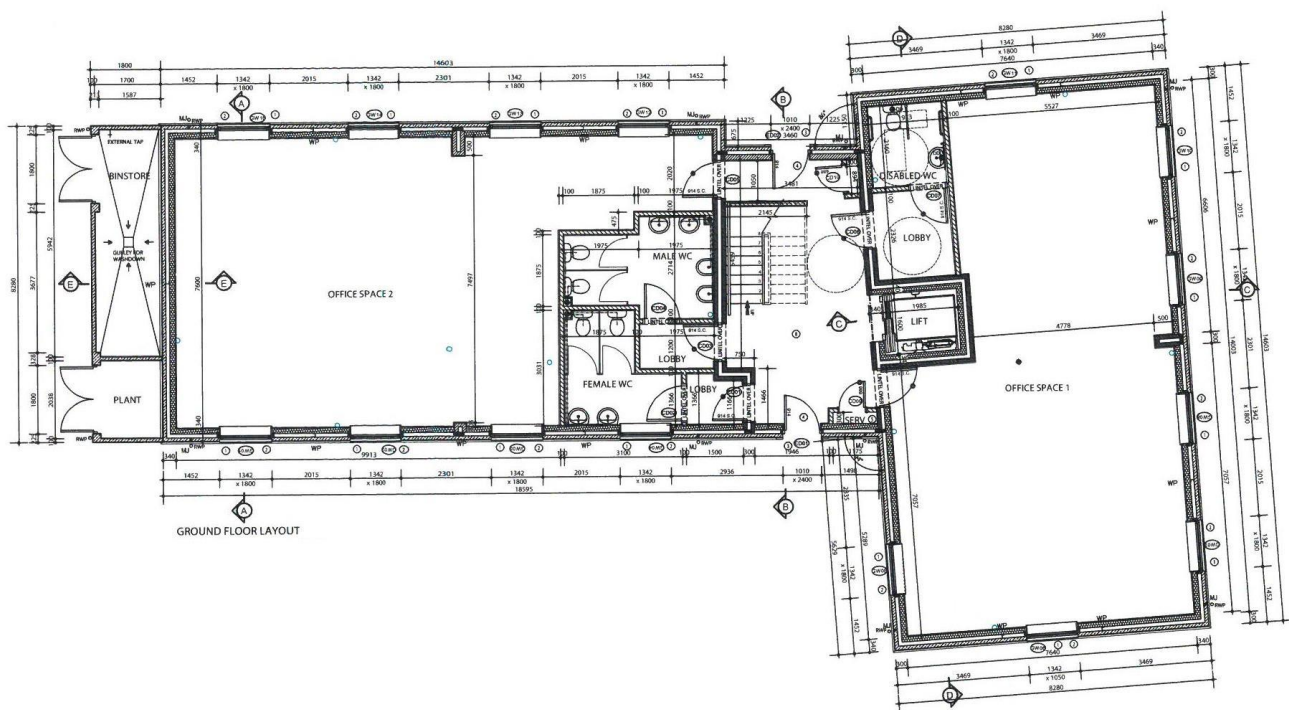
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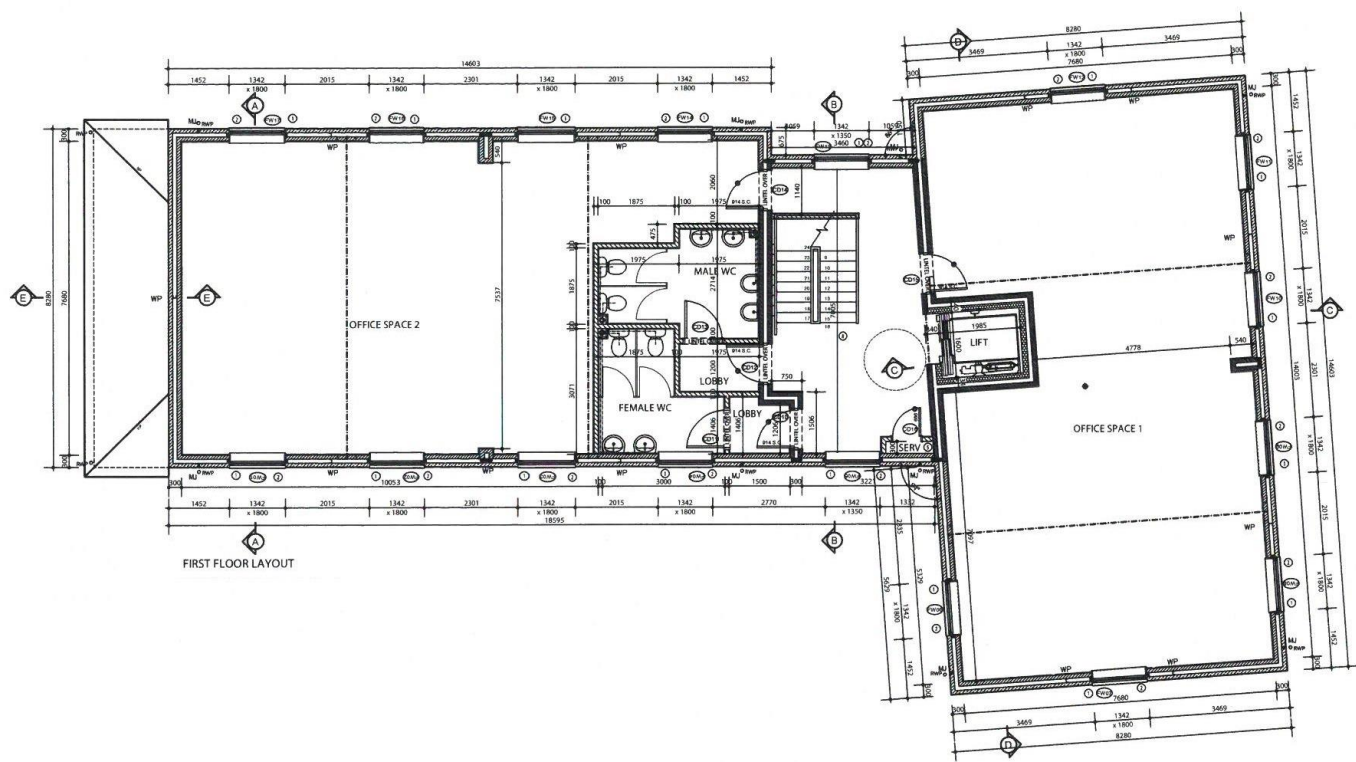
Ground Floor Layout
(Not to scale)



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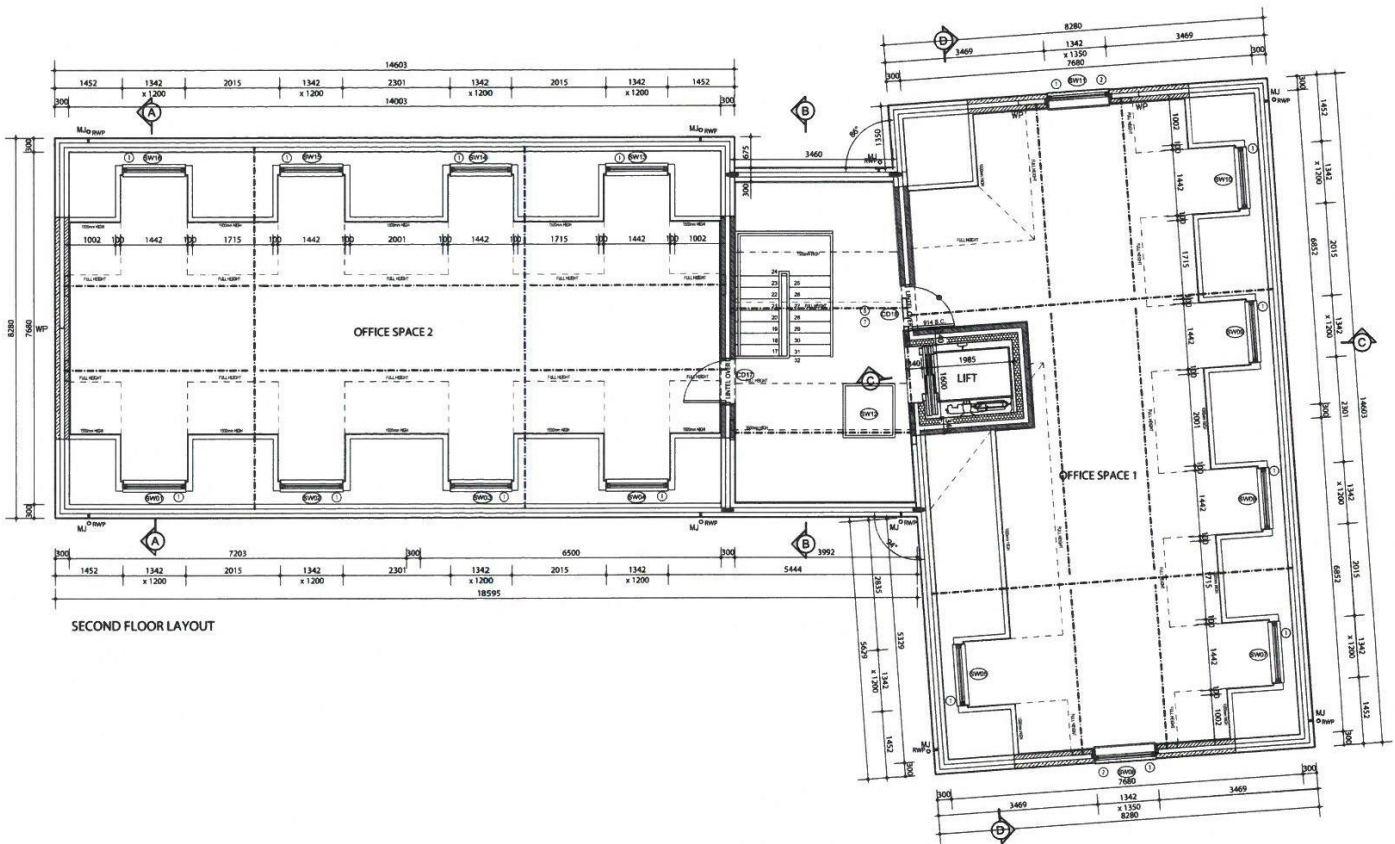
First Floor Layout
(Not to scale)



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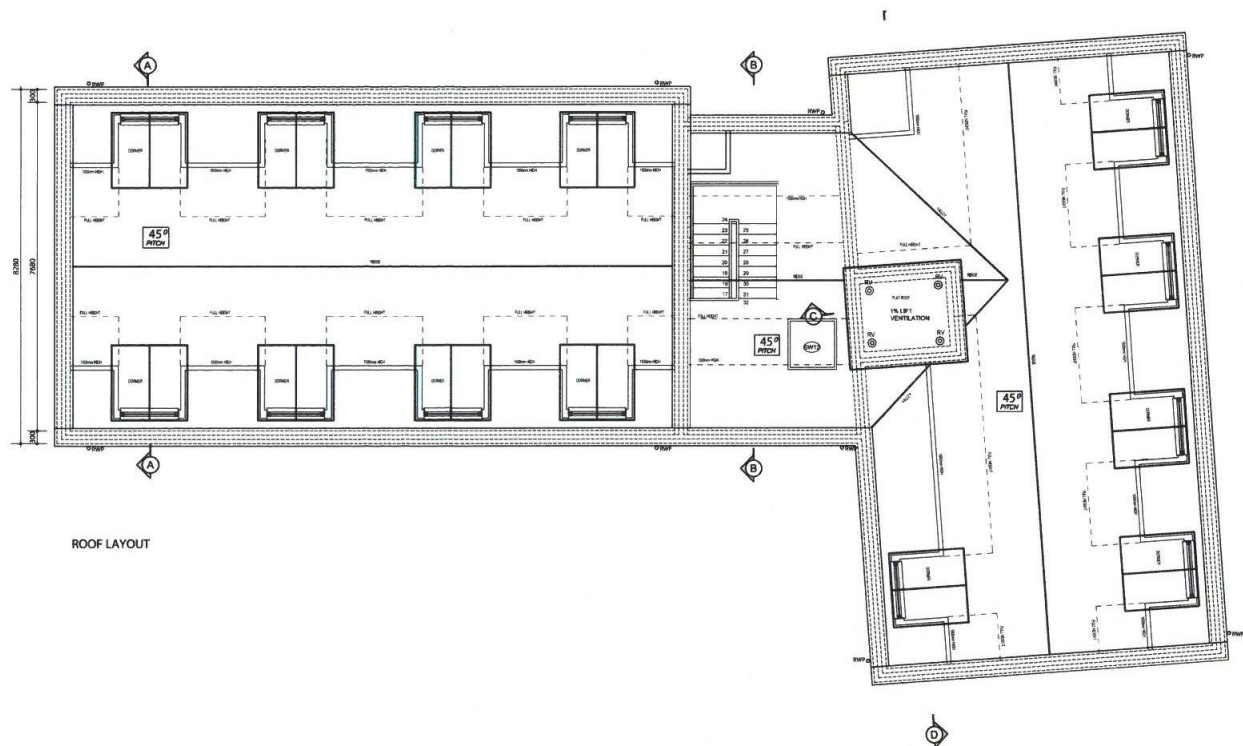
Second Floor Layout
(Not to scale)



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Roof Layout
(Not to scale)



SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents below.

CONTACTS

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Subject to Contract
March 2016

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