

TO LET

**FIRST FLOOR OFFICE SUITES
FROM 9.50 m² (102 ft²)**

01903 236599

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**PART FIRST FLOOR OFFICE SUITES, EXETER HOUSE, CHICHESTER
FIELDS, TANGMERE, CHICHESTER, WEST SUSSEX, PO20 2FU**



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COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT FROM £4,000 PER ANNUM

LOCATION:

The property is located on Chichester Fields Business Park which comprises an established multi-let modern business park with convenient ample car parking and has convenient access to the A27. Chichester City Centre is located approximately 5 km (3 miles) to the West. There are a variety of other occupiers on the business park including DVSA Driving School, Archway Green, Traditional Stone, B4 Bookkeeping and Kingsbridge Estates.

DESCRIPTION:

The accommodation comprises well-presented office suites within the first floor. There are communal facilities including the use of a board room and a kitchenette.

We understand there to be the ability to have BT fibre optic broadband, subject to the usual tariffs. We would advise interested parties speak to BT directly to verify connection costs and tariffs.

There is allocated parking with each office.

The space is also available as one office, with a guide rent if £20,500 per annum exclusive.

The premises has approximate net internal floor area of:

	m ²	ft ²	Guide Rent per annum
Office 1	9.50	102	£4,000
Office 2	9.64	104	£4,000
Office 3	16.16	174	£6,500
Meeting / Board room	18.08	195	
Potential New Office	24.00	258	£10,000

TENURE:

A new effective full repairing and insuring lease with terms to be negotiated.

SERVICE CHARGE:

The rent to be inclusive of the service charge to the building and development. The Tenant to be responsible for a fair and reasonable proportion of the Utilities and Building Insurance.

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- VAT:** We understand that VAT is payable.
- RATES:** The Business rates will be split into the individual offices.
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** C—63

Office Suite

Office 1



Office 2



Office 3



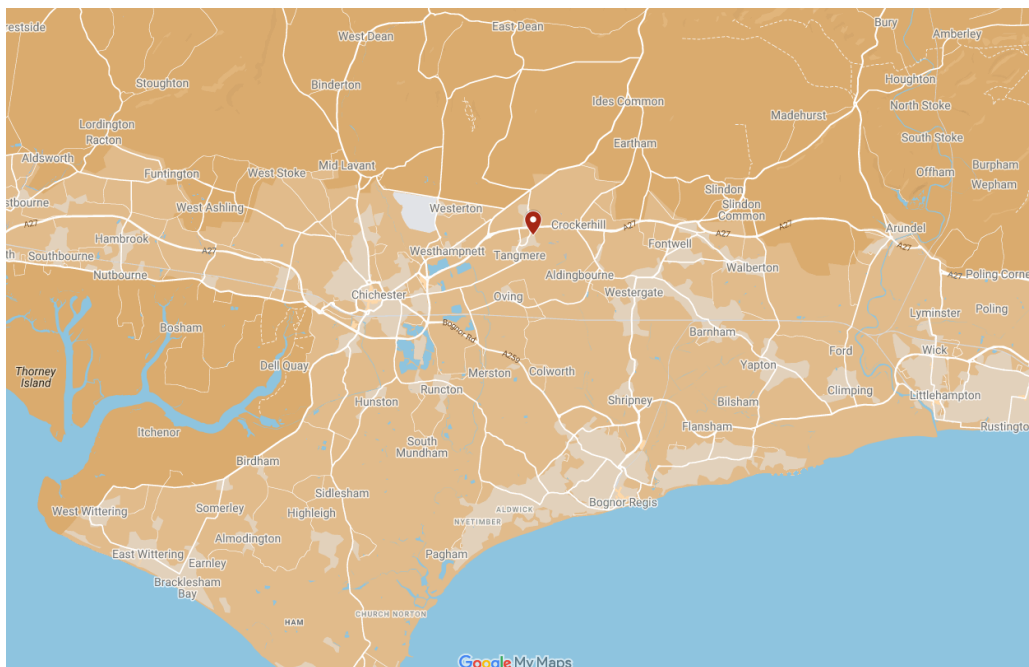
Kitchen Facility



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FOR MORE INFORMATION OR
A VIEWING PLEASE
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