

FOR SALE

**CENTRAL CHICHESTER GROUND FLOOR
INTERCONNECTING BUSINESS UNITS**
104.90 m² (1,129 ft²)

01243 981120
www.marshallclark.co.uk



**UNITS 10 & 11 CITY BUSINESS CENTRE, BASIN ROAD,
CHICHESTER, WEST SUSSEX PO19 8DU**



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GUIDE PRICE £230,000

LOCATION:

The property is located to the West of Basin Road, which is around 100m to the South of Chichester railway station. Chichester Business Centre is a private business centre, with various other occupiers.

Chichester is a cathedral city on the South Coast, and is conveniently located along the A27 which is the main road along the south coast. Chichester is approximately 15 miles to the east of Portsmouth and 30 miles to the West of Brighton.

DESCRIPTION:

The property comprise interconnecting ground floor business units, which are predominately open plan situated on the Chichester Business Centre. There is one set of double doors which open out onto the car park and two separate single doors. The units benefit from 2 allocated car parking spaces with visitor spaces available within the Estate. Internally the units have two WC facilities, kitchenette facilities, with heating via a gas boiler.

There is a site service charge which is around £3,950 pa, which covers for the building insurance and all exterior maintenance.

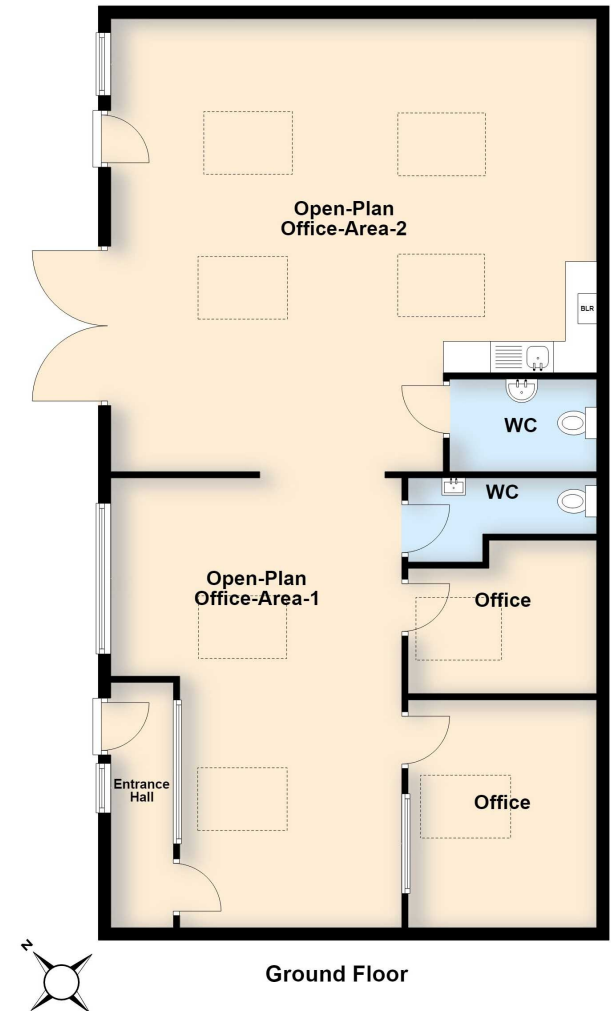
The premises has approximate Net Internal Floor Area as below:

Unit 10	52.38 m ²	575 ft ²
Unit 11	52.52 m ²	565 ft ²
Total	104.90 m²	1,129 ft²



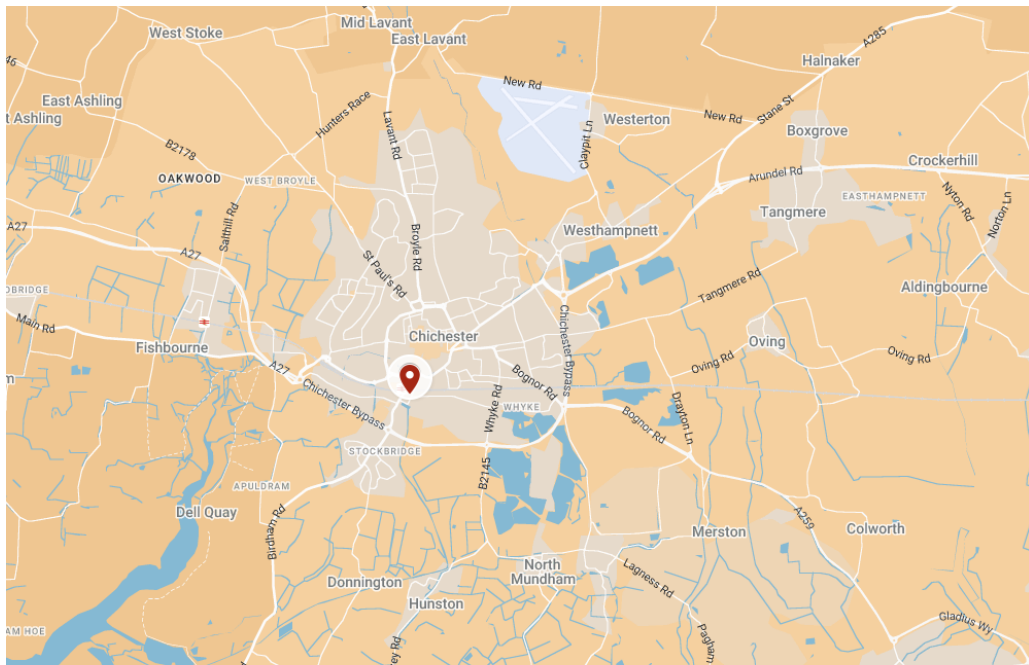
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- TENURE:** Long leasehold, with a 10% share of the management company which we understand own the Freehold of the estate. The units would be sold with vacant possession.
- VAT:** We understand that VAT is not payable.
- RATES:** We understand the property has a Rateable Value of £11,000 (VOA 2026 list)
- 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:** D 77 (Valid until August 2036)



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Marshall Clark LLP



FOR MORE INFORMATION OR A VIEWING PLEASE CONTACT;



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Sept 2026

