

Southern Gate Office Village,
Chichester, West Sussex PO19 8SG



Photo taken February 2018



Photo taken October 2017



Photo taken June 2017

TO LET/FOR SALE

■ New City Centre Office Accommodation with parking

Suites from 148.86 sq m (1,602 sq ft)

Buildings from 455.61 sq m (4,904 sq ft)

Entire Scheme 1,370.04 sq m (14,758 sq ft)

■ Key Features

- Prestigious new office accommodation
- To be completed by April 2018 to a high specification
- Central location within walking distance of City centre, train and bus stations
- Easy access to A27 south trunk road
- Parking for 30 cars for scheme (1:491 sq ft)
- Available on a floor by floor basis, or as whole buildings
- Open floor plates
- To let on new FRI leases at £17.50 per sq ft
- Whole buildings for sale
- Freehold price on application



Location

Chichester is strategically located in West Sussex, being situated on the A27 south coast trunk road which connects easily to:

- Brighton and A23/M23 motorway 32 miles
- Portsmouth and A3 dual carriageway 15 miles
- Southampton and M3 motorway 35 miles
- London and M25 motorway 57 miles
- Gatwick 45 miles

By rail there are frequent services to London, Brighton, Gatwick, Portsmouth and Southampton.

Description

Southern Gate Office Village already comprises four existing office buildings as follows:

- Martlet House 40,000 sq ft
- Nicola Jane Building 5,000 sq ft
- Bi-Centennial House 15,000 sq ft
- The Atrium 60,000 sq ft

Once constructed, the fifth scheme will comprise three new office buildings, with each having three floors and will benefit from 30 dedicated parking spaces. The specification will include:

- Raised floors
- Carpeted
- Suspended ceilings
- Four man lift
- Gas fired central heating
- Fluorescent lighting
- Door entry system
- Disable WCs on each floor
- Comfort cooling (available on request, at an additional cost)
- 30 parking spaces (1:491 sq ft)

Viewings and Further Information

Please contact the sole agents Flude Commercial:

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EPC

To be provided once completed.

Terms

The scheme, once constructed will have the following approximate net internal floor areas:

Floor	Unit 1		Unit 2		Unit 3	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	149.56	1,610	149.49	1,609	148.86	1,602
First	151.92	1,635	151.83	1,634	151.16	1,627
Second	156.35	1,683	156.28	1,682	155.59	1,675
Total	457.83	4,928	457.60	4,926	455.61	4,904
Grand Total	1,371.04 sq m				14,758 sq ft	

The property is **available to let as a whole or on a floor by floor basis** by way of a **new (effectively) full repairing and insuring lease** for a term to be agreed at a rent of **£17.50 per sq ft exclusive**.

Whole buildings can also be purchased. Further information on request.

VAT

We understand that the property is registered for VAT.

Planning

We understand that the premises will benefit from a B1(a) Office use within the Use Classes Order 1987 (as amended).

Business Rates

To be assessed once constructed.

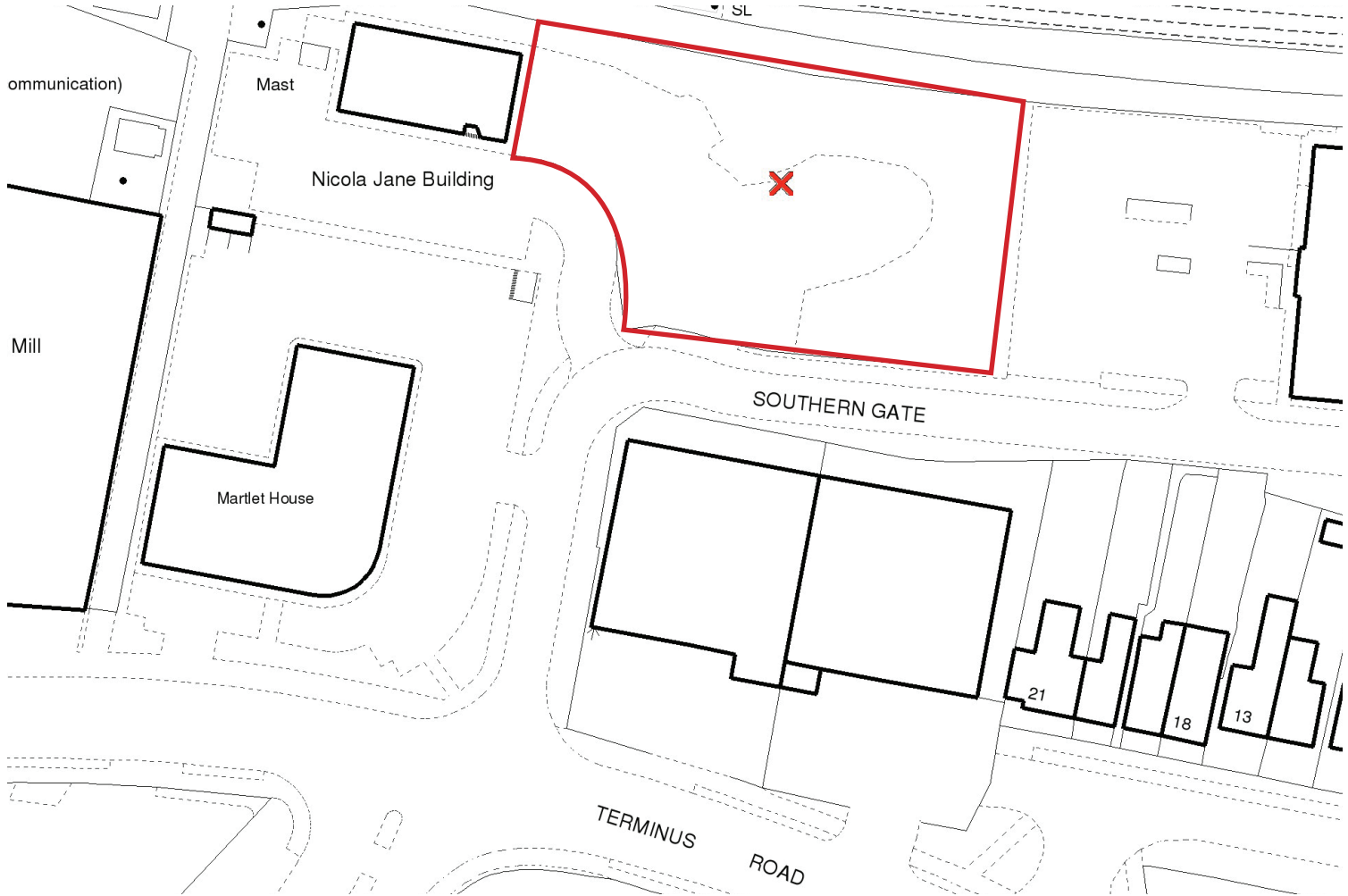
Legal Fees

Each party to bear their own legal costs incurred.





Plan



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) 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; ii) no person in the employment of Flude Commercial 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.

18 October 2017