

TOWN CENTRE CHICHESTER D2 USE OR OFFICES (STP)

2ND FLOOR AVAILABLE TO LET

2,335 SQ FT (217 SQ M)



**1 Old Market Avenue
Chichester
West Sussex PO19 2SP**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:



Property Management

helenmighall@astonrose.co.uk



Investment

markminchell@astonrose.co.uk



Building Surveying

jamescoulling@astonrose.co.uk



Sales, Lettings & Acquisitions

paulbrierley@astonrose.co.uk



Landlord and Tenant, Rating

johnwilliams@astonrose.co.uk



Valuation

duncanpreston@astonrose.co.uk

Location

Chichester is located in the South of West Sussex, between Portsmouth (18 miles) to the West and Brighton (31 miles) to the East. It has excellent road communications being located on the A27 trunk road connecting Eastbourne to Southampton, and connections with London through the A29 and A286. Chichester benefits from rail connections along the South's main line and direct trains to London Victoria (only 1hr 30mins).

Chichester is a historic cathedral city and the focal point for the whole Chichester District, which has a district population listed as 106,540 according to the 2001 census.

Situation

1 Old Market Avenue is located just off South Street, one of Chichester's main retailing streets. Nearby transport links include the A27 main trunk road (0.4 miles) and Chichester Rail/Bus Stations are within five minutes walk from the premises.

The immediate vicinity is an attractive mix of office, retail and restaurant occupiers including Café Rouge, Pushka Fashion Boutique and Zizzi's Restaurant.

Description

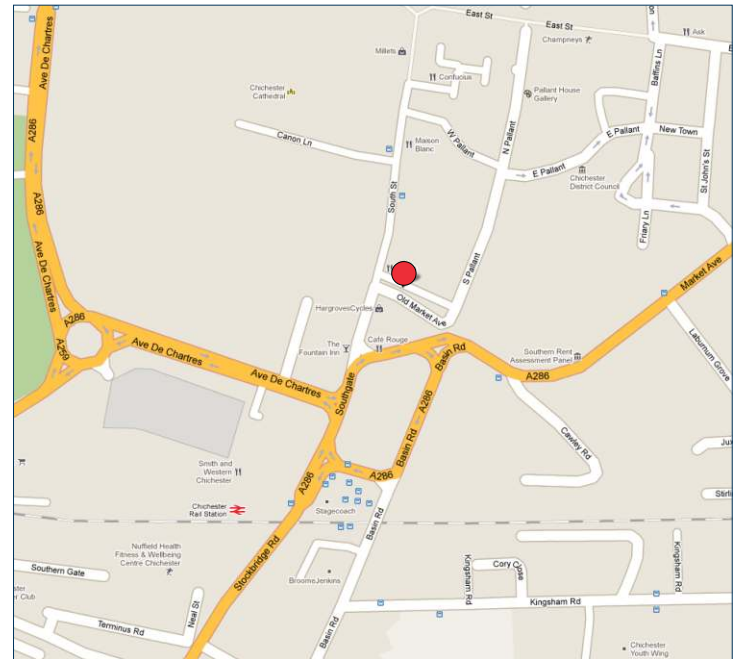
The second floor has been most recently used as a leisure and fitness studio (Class D2) however the space would readily convert back to office use (Class B1). The mainly open plan accommodation comprises:

Fitness Suite/Office Space	1668 sq ft	(155m ²)
Reception/Seating Area	289 sq ft	(26.9 m ²)
Consultation Room	114 sq ft	(10.6 m ²)
Changing/Locker Rooms	251 sq ft	(23.3 m ²)
Kitchenette	14 sq ft	(1.3 m ²)
TOTAL	2,336 sq ft	(217 m²)

There is lift access to the suite.

Lease Terms

The premises are available by way of a new FRI lease for a term to be negotiated.



Rent

On application. First year incentives are available.

Rating Assessment

As listed in the 2010 rating list - rateable value of £18,000. Uniform business rate in 2011/12 of 43.3p giving rates payable of £7,794.

Energy Performance Certificate

EPC available on request.

Legal Costs

Each party is responsible for its own legal costs.

Viewing and further information

For any further information or to arrange an appointment to view, please contact:


Mark Minchell - 01903 507751
markminchell@astonrose.co.uk

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