



chichester

modern city centre office suites to let

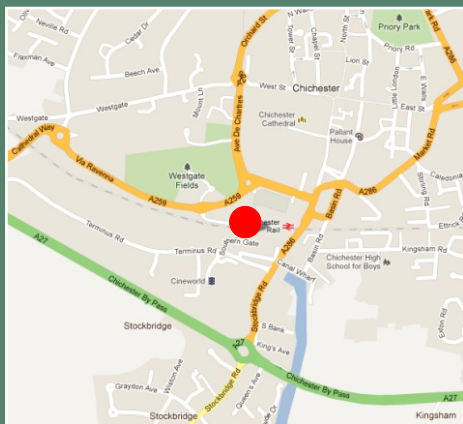
- attractive well-specified building
- high-quality accommodation
- on-site parking
- 1,500 – 6,000 sq ft (139-557.4 sq m)
- competitive rent
- beneficial business rates charge
- adjacent Chichester Station



Location

Chichester, the county town of West Sussex and a historic Cathedral City, is an important regional centre situated midway between Southampton and Brighton (30 miles) and between Portsmouth and Worthing (18 miles).

The City is linked by the main A27 dual carriageway to the M27 to the west giving access to Southampton Airport and the ferry terminals at Portsmouth. Frequent rail services along the coast and up to London Victoria (100 mins) operate from Chichester Station.



The property is located to the rear of John Wiley's Headquarters on Stockbridge Road, with the main access via Southern Gate off Terminus Road. Chichester Mainline Railway Station and large multi-storey car park (900 spaces) offering daily or season ticket parking are nearby, as is the City's main Stagecoach bus terminal. The popular Chichester Gates Leisure scheme with a Nuffield Fitness Centre a multiplex cinema and many restaurants is also close-by.

Description

Bicentennial Building is a recently constructed high specification office property arranged over three floors with an adjacent private car park. The offices represent the best currently available in the City centre.

The vacant accommodation on the ground and second floors is to be offered as self-contained suites in a variety of sizes. The suites comprise a mix of open plan and private meeting/training rooms. The building as a whole benefits from excellent natural light.

The accommodation benefits from the following features:

- attractive main entrance lobby with entryphone
- passenger lift to all floors
- private on-site parking
- full access raised floors (for data/voice cabling)
- high level of fit and finish throughout
- gas-fired central heating
- suspended ceilings with Category II lighting
- CCTV to car park and main entrance
- separate M/F wc's with disabled facilities
- fully double glazed
- window blinds

Availability

Currently between 1,500 sq ft and 6,000 sq ft is available in a combination of sizes to suit particular requirements. Full details including floor plans on request.

Terms

New full repairing and insuring lease(s) are offered on terms to be negotiated.

Rent

Starting from a competitive £14.95 per sq ft per annum net of VAT, business rates, building service charge and other outgoings. Rent payable quarterly in advance by Direct Debit or Standing Order.

Service Charge

An annual service charge will be levied. This currently runs at £5.50 per sq ft and includes, amongst the usual services, gas, electricity and water charges.

Business Rates

Bicentennial Building is included under an assessment of the adjoining Atrium Building. Currently a charge not exceeding £4.50 psf is chargeable - interested parties are advised to make their own enquiries of Chichester District Council regarding the impact of business rates.

EPC

A current EPC certificate is available for inspection. The building has a high overall efficiency rating.

Legal Costs

Each party to their own costs incurred.

Further Details

For further details, or to arrange a viewing by appointment only via sole agents Aston Rose, please contact:

Paul Brierley on 01903 507751
paulbrierley@astonrose.co.uk



Bicentennial Building

Southern Gate

Chichester Po19 8SG



September 2011

The Sole Agent, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of the Sole Agent has any authority to make or give any representation of warranty whatever in relation to this property. The plans in these particulars are published for convenience of identification only, and although believed to be correct, their accuracy is not guaranteed and does not form any part of any contract.

Energy Performance Certificate

Non-Domestic Building



SUITE 3
Bicentennial Building
Southern Gate
Terminus Road
CHICHESTER
PO19 8EZ

Certificate Reference Number:
0204-9095-2230-5000-1123

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **45** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 249
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

74 If typical of the existing stock