

TO LET

**PROMINENT OFFICES
SET IN SECURE COURTYARD**

MAIN A259/CLOSE CENTRAL CHICHESTER

In All 1,085 sq ft (100.8 sq m)

**SUIT
OTHER
USES STP**



**Downlands House
Drayton Lane, Merston
Chichester PO20 1EL**

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
giulianosantoro@astonrose.co.uk

Investment
kenmorgan@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

Downlands House is conveniently located on main A259 on the outskirts of Merston Village approximately 1 mile from the A27 and Chichester city centre.

The building is situated at the end of a private lane accessed off Drayton Lane close to the roundabout with the main Bognor Road. The property is visible from the A259.

Description

The premises comprise a modern semi-detached office suite set in a secure attractive courtyard environment. The accommodation is self-contained and offers a series of private and larger partitioned offices arranged around a central reception. The specification includes:

- Central Heating
- Double-glazed windows
- WCs and Shower facility
- Intruder Alarm (untested)
- Surface mounted lighting/inset spot lights
- Venetian blinds
- Full carpeting
- Fitted kitchen

The suite is offered with full vacant possession.

Floor Area (Approximate NIA)

Our measured survey indicates a floor area of 1,085 sq ft (100.8 sq m).

Terms

A new full repairing and insuring lease for a term to be



negotiated is offered. Details on request.

Rent

£11,500 per annum. Rent net of vat, business rates and own running costs.

Rent Deposit

A rent deposit may be required dependent on tenant status.

Business Rates

We are advised that the suite has a Rateable Value of £10,000. Rates payable 2011/12 approx £4,300.

EPC

EPC is shown overleaf.

Legal Costs

Each party to pay their own legal costs incurred in the transaction.

Viewing

By prior appointment with sole agent Aston Rose Chartered Surveyors:

Paul Brierley
01903 507751
paulbrierley@astonrose.co.uk

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Energy Performance Certificate Non-Domestic Building



Nutri Health UK Ltd
Downlands Farm, Drayton Lane
Merston
CHICHESTER
PO20 1EL

Certificate Reference Number:
0699-2241-5030-4600-6203

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

55 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	131
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	39.15

Benchmarks

Buildings similar to this one could have rating as follows:

29 If newly built

77 If typical of the existing stock

Green Deal Information


The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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