



## 2-4 CITY GATES, CHICHESTER, PO19 8DJ

LEISURE / OFFICE / OTHER TO LET

5,990 TO 12,870 SQ FT (556.49 TO 1,195.66 SQ M)



# Summary

Three storey, detached, purpose built city centre office building

Available Size	5,990 to 12,870 sq ft
Rent	Rent on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

- Potential to come fully fitted
- Modern W/C's on each floor
- Disabled ground floor WC
- Individual kitchens/kitchenette in each office suite
- Passenger lift
- Cycle storage
- Key fob entry system
- Suspended ceilings with modern integral lighting
- Refurbished ground floor reception and waiting area
- A substantial car park to the rear of the building, spaces available by way of negotiation
- Felt that the property could be suitable for alternative uses (STP)



# Location



2-4 City Gates, Southgate,  
Chichester, PO19 8DJ

3.5. Chichester (population 29,407) is a cathedral city with a district population of 124,100 (2021 Census), situated approximately 12 miles east of Portsmouth, 26 miles west of Brighton and 52 miles south-west of Central London. Lying immediately south of the South Downs National Park, the wider district is generally affluent, with above average house prices, especially in sought-after downland villages.

Chichester is situated immediately to the north of the A27, which in conjunction with the M27 constitutes the major coastal trunk road, linking the Solent conurbation to the west with the coastal towns and cities of West and East Sussex. In addition, the A27 provides access to the A3(M), which lies approximately 9 miles to the west and serves north Hampshire and Surrey, before meeting Junction 10 of the M25 motorway.





# Further Details

## Description

The property comprises a detached, three storey, purpose-built office building which we estimate dates from the 1980's. The building consists of privately let office suites on each floor in addition to WC's and a passenger lift.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1st Floor	6,880	639.17	Available
Unit - 2nd Floor	5,990	556.49	Available
<b>Total</b>	<b>12,870</b>	<b>1,195.66</b>	

## Terms

Flexible terms available

## Tenure

The property is available by way of new lease for a term to be agreed. Flexible terms are available dependant on tenant covenant.

## Business Rates

Rateable Value (1 April 2023 to present): £92,500 for the second floor and £21,000 for the first floor.

## Utilities/ Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

This property has a valid EPC rating of B



## Enquiries & Viewings



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