



RENT FREE PERIOD AVAILABLE

## SUITE 3 GROUND FLOOR, BICENTENNIAL BUILDING, CHICHESTER, PO19 8EZ

OFFICE TO LET

2,655 SQ FT (246.66 SQ M)





# Summary

## PLUG & PLAY CITY CENTRE OFFICE SUITE - TO LET

Available Size	2,655 sq ft
Rent	£47,500 per annum exclusive of VAT and any other outgoings
Rates Payable	£7.56 per sq ft
Rateable Value	£40,250
EPC Rating	B (50)

- Private On-Site Parking
- Full Accessed Raised Floors
- Fitted Kitchen
- Plug and play space
- Open plan accommodation
- Bike facilities



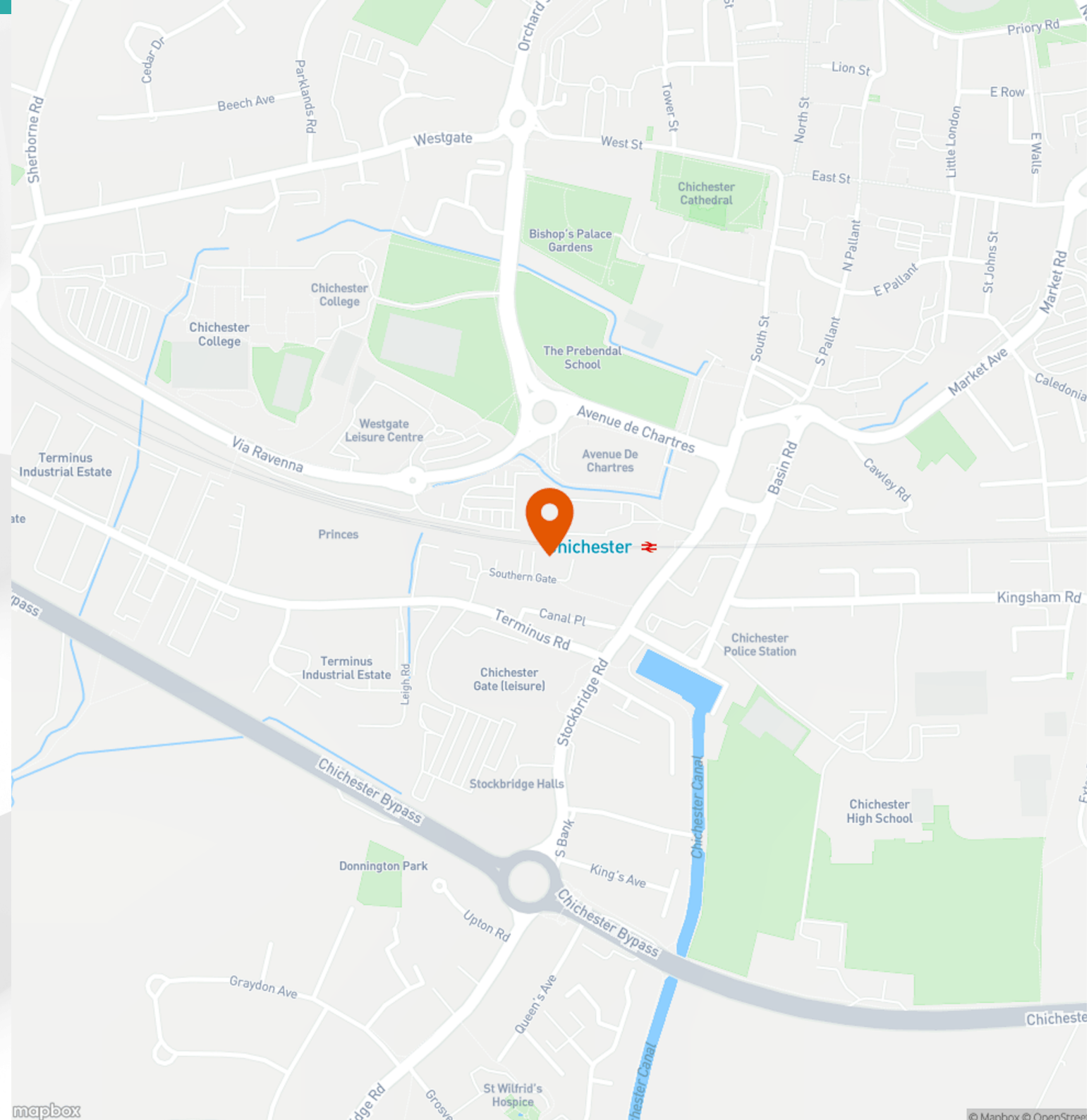


# Location



**Suite 3 Ground Floor  
Bicentennial Building,  
Southern Gate, Chichester,  
PO19 8EZ**

Bicentennial House is located in central Chichester adjacent to the mainline railway station and 1 minutes drive from the A27 east/west trunk road. The building is accessed via Southern Gate off Terminus Road. The main city centre facilities are nearby as is the popular Chichester Gate Leisure scheme with its restaurants, multiplex cinema and fitness centre









# Further Details

## Description

The Bicentennial Building comprises a self-contained office building arranged over ground and two upper floors, totalling 19,282 sq ft built in 2005, the property is of concrete frame construction with a timber frame roof structure. The building is configured in an L-shape with the available suite comprising approximately just over a third of the ground floor accommodation. The floor has return fronted glazing offering excellent natural light throughout and in the process of being refurbished to offer new LED lighting and a meeting room. The suite benefits from:

- Suspended ceilings
- Fully accessible raised floors
- Shower facilities
- Bike storage facilities

## Terms

The property is available on a new effective Fully Repairing and Insuring lease, subject to a service charge on terms to be agreed.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.











## Enquiries & Viewings



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