



SUSSEX HOUSE

INSPIRING OFFICE SPACES, IN THE HEART OF CHICHESTER

SUSSEX HOUSE, 12 CRANE STREET, CHICHESTER, WEST SUSSEX, PO19 1LJ

WWW.SUSSEXHOUSE.BIZ

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Contemporary style within the City walls

Sussex House is the perfect blend of modern office accommodation with a stamp of heritage.

The offices are situated on two floors, with views of Chichester Cathedral, within the city's vibrant commercial area and close to shops, restaurants, cafes and bars.

Chichester's mainline railway station, serving Brighton, London, Portsmouth and beyond, is just 0.5m away, as is the bus terminal, and there is easy access to the A27 highway. Numerous car parks are nearby.

Sussex House has been the subject of significant investment in a high quality and distinctive refurbishment, creating a statement environment for a professional firm.

The property benefits from open plan, light and airy accommodation, with windows to the east, south and north elevations.

Features include:

- **NEW roof**
- **NEW LED lighting**
- **NEW power cabling and sub-meters throughout**
- **NEW 75mm raised access floor**
- **NEW fire alarm**
- **NEW insulation**
- **NEW super loos with shower**
- **NEW kitchens, including dishwasher, fridge and Quooker hot water boiling tap**
- **NEW touch screen, video camera door entry system**
- **NEW access control to each suite**
- **NEW bespoke steel, double glazed opening windows.**
- **NEW gas fired central heating**
- **Superfast broadband (1GB)**
- **Exposed feature concrete ceilings**



Location

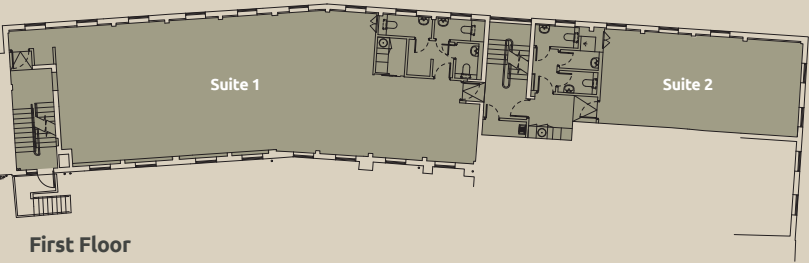
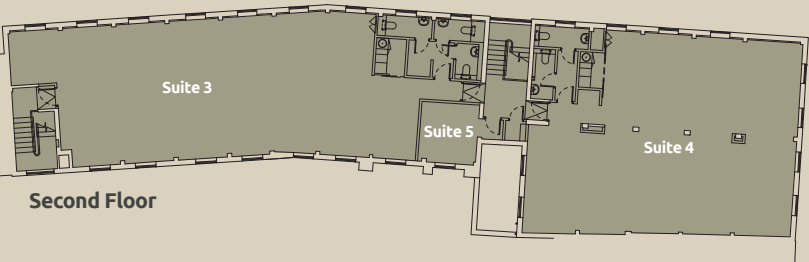
The property is centrally located in Chichester on the corner of North Street and Crane Street, with the ground floor occupied by a number of retailers.

Sussex House is accessed directly from Crane Street via a dedicated entrance, with stairs leading to first and second floor landings with offices on either side.

Accommodation

The property has been measured in accordance with RICS IPMS3:

	sq m	sq ft	Status
Suite 1	203.17	2,126	VACANT
Suite 2	57.94	624	LET
Suite 3	187.59	1,963	VACANT
Suite 4	147.4	1,587	VACANT
Suite 5	11.12	120	LET



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Chichester and its surrounding area is famous for more than its heritage. Its position makes it a great location for sailing, while nearby Goodwood is renowned for its horse racing and motorsports festivals. All this creates an environment attractive to professional services and major brands, including Rolls Royce Motor Company, which operates a state-of-the-art facility nearby.



Tenure: Leasehold

Terms: The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent: £20.00 per sq ft per annum exclusive of business rates, estate service charge and VAT.

EPC Rating: B44

Service Charge: Estimated at £3.95psf pax

Rateable Value: To be re-assessed.

Legal Costs: Both parties to pay their own legal costs.

Enquiries: Contact Vail Williams

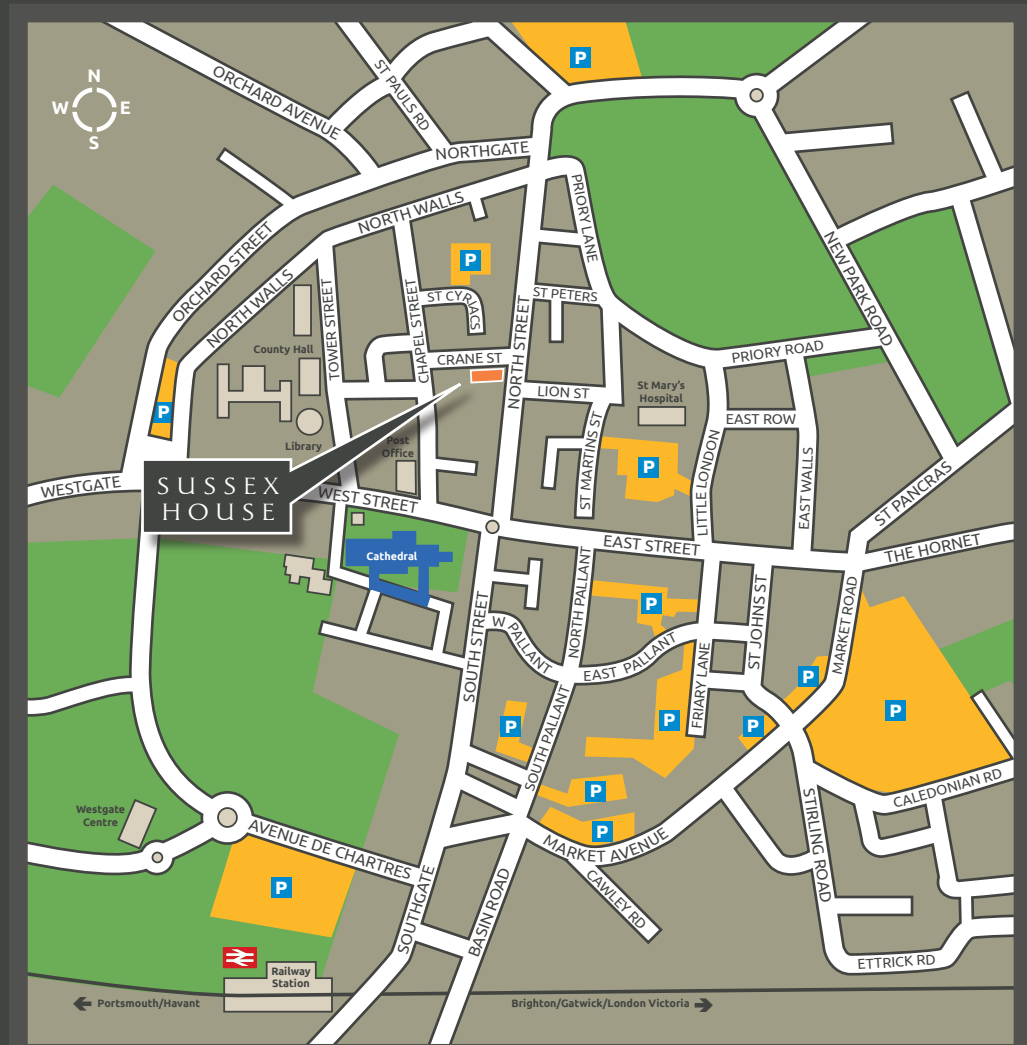
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