

# CHICHESTER

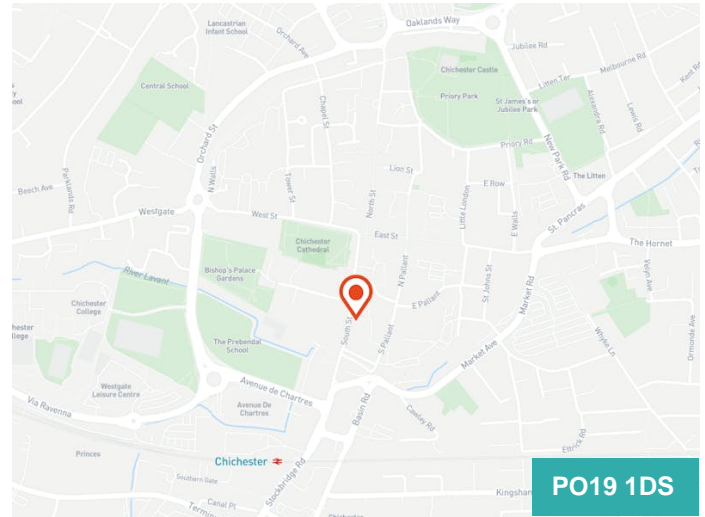
45 South Street, PO19 1DS



## OFFICE TO LET

1,276 TO 5,056 SQ FT

- Open plan over three floors
- Gas central heating
- 6 car parking spaces
- Passenger Lift



## Summary

<b>Available Size</b>	1,276 to 5,056 sq ft
<b>Rent</b>	£85,000 per annum
<b>Rateable Value</b>	£63,000 from 1 April 2023
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	C (62)

## Description

This historic building comprises a period three storey property constructed in approximately 1849 and converted in the 1980s to an office building.

The building provides offices accommodation on three floors, each floor providing open plan accommodation with the ground and first floors having good floor to ceiling heights, suspended ceilings with recessed lighting, gas fired central heating, carpet tiles, underfloor and perimeter trunking for cable management.

The second floor has sloped skilling ceilings with decorated surface mounted Category 2 light boxes, again with underfloor and perimeter trunking. There are male and female WCs on each floor. There is a central service core with large ground floor entrance lobby with stairs and lift to the upper floors.

## Location

45 is immediately accessed from South Street which is a busy shopping area including restaurants such as Zizzi and Trents. The property is a short walk from The Cross and is within close proximity to the rail and bus stations. To the rear the building has its own dedicated parking for 6 cars accessed from South Pallant Public Car Park.

## Accommodation

The accommodation comprises of the following Net Internal Areas:

Name	sq ft	sq m
Ground - Reception/Lobby	127	11.80
Ground	1,739	161.56
1st	1,914	177.82
2nd	1,276	118.54
<b>Total</b>	<b>5,056</b>	<b>469.72</b>

## Terms

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

## VAT

The rent is exclusive of Value Added Tax (VAT). Any interested parties should satisfy themselves as to the incidence of VAT in respect of any transaction.

## Legal Costs

Each party to pay their own legal costs.



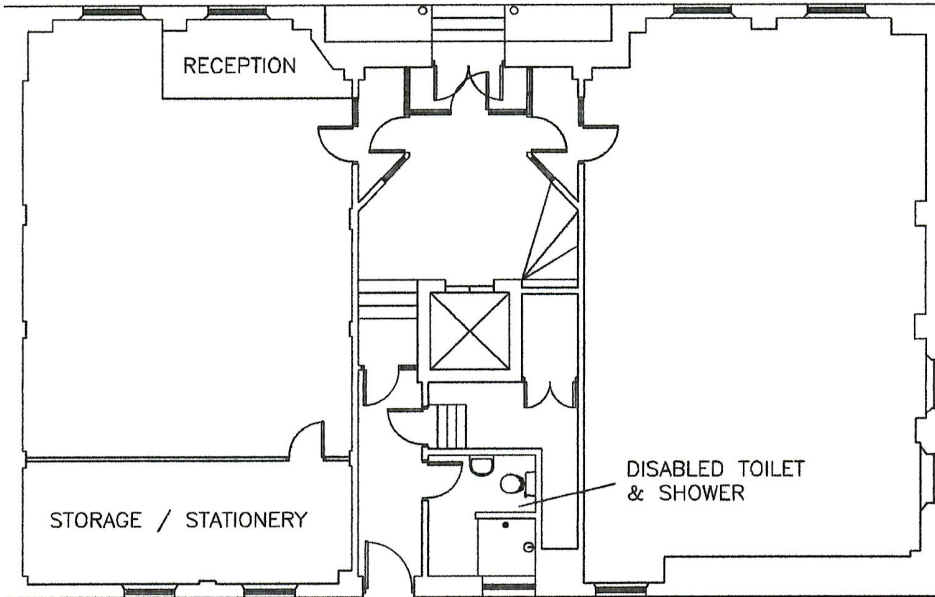
**Oliver Hockley**  
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Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 27/02/2024

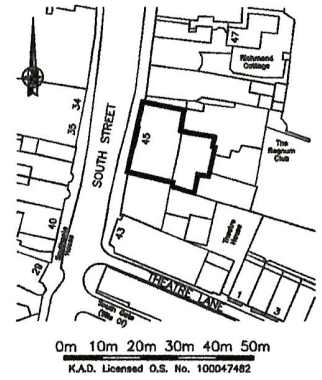




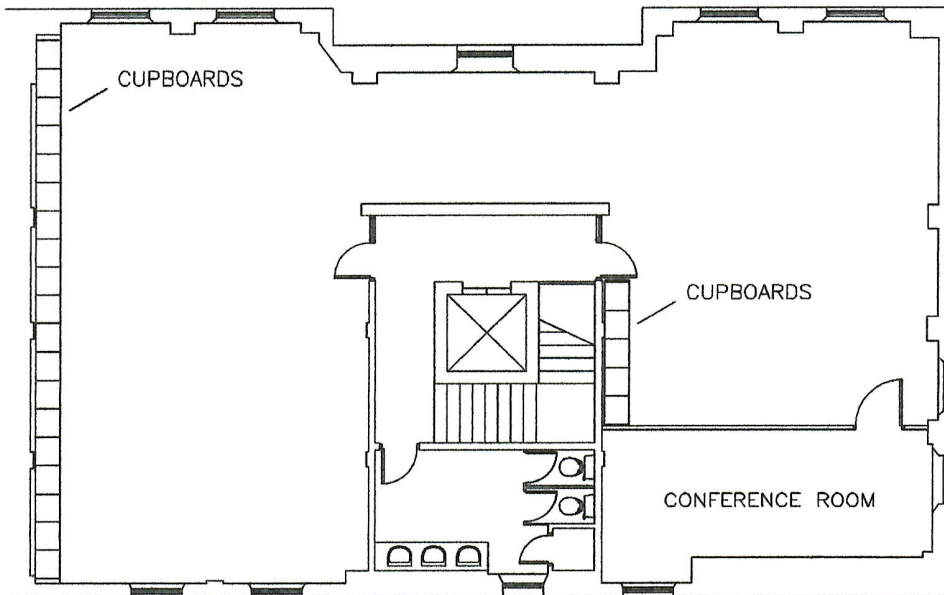
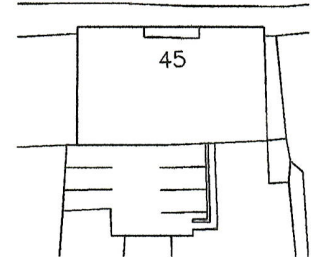


GROUND FLOOR PLAN

1:1250 LOCATION

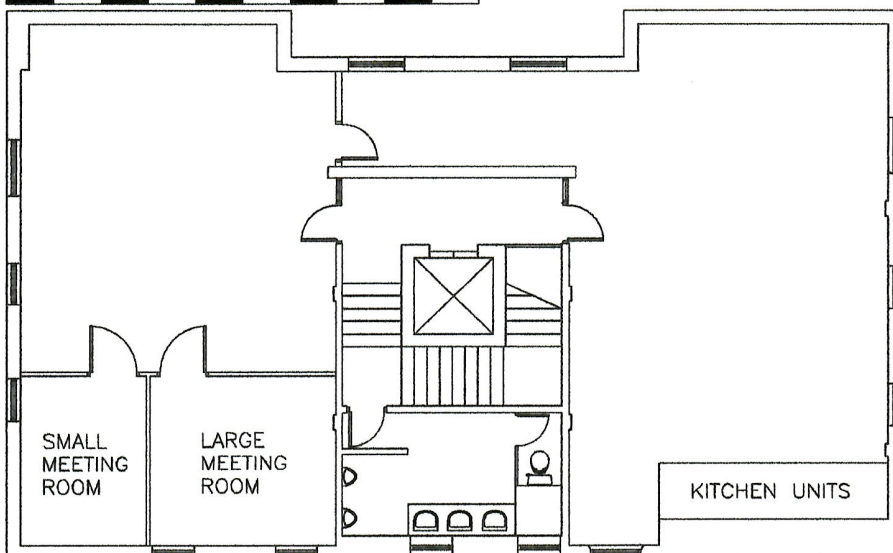


1:500 CAR PARK



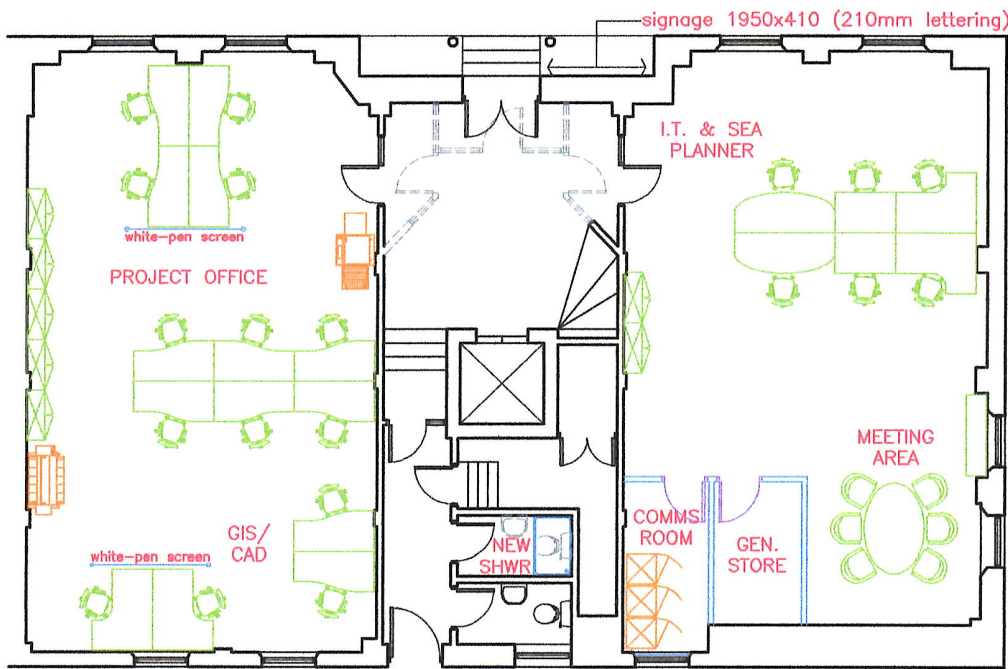
FIRST FLOOR PLAN

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m



SECOND FLOOR PLAN

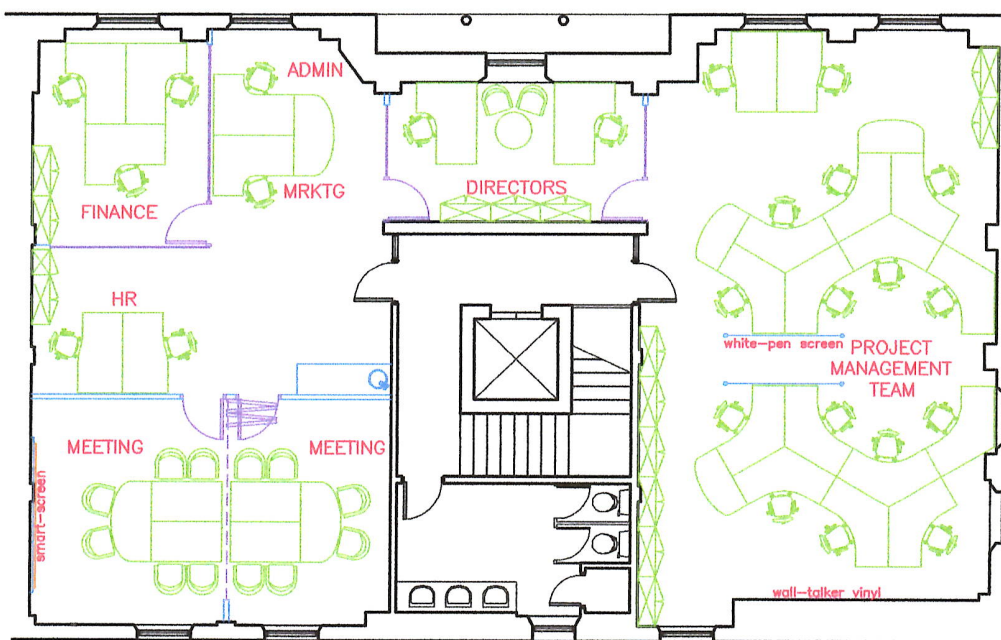
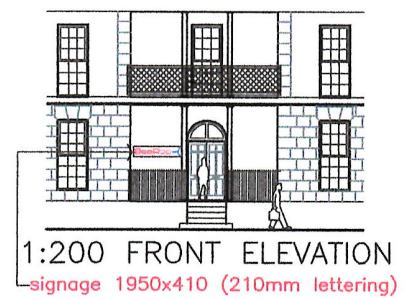
<b>K</b> NIGHT ARCHITECTURAL DESIGN		K.A.D. 181 Kathleen Road Sholing Southampton SO19 8GK m: 07801 34 64 79 t: 023 80 420 938 e: lan@k-a-d.co.uk		
Client		SEAROC		
Project		45 SOUTH STREET CHICHESTER W.SUSSEX		
Drawing		EXISTING PLANS		
Scale		1:100@A3		
Date		JUNE 2012		
Project no.	Sequential	Block/Floor	Detail	Rev
KAD	01	1	HMLR	.



GROUND FLOOR PLAN

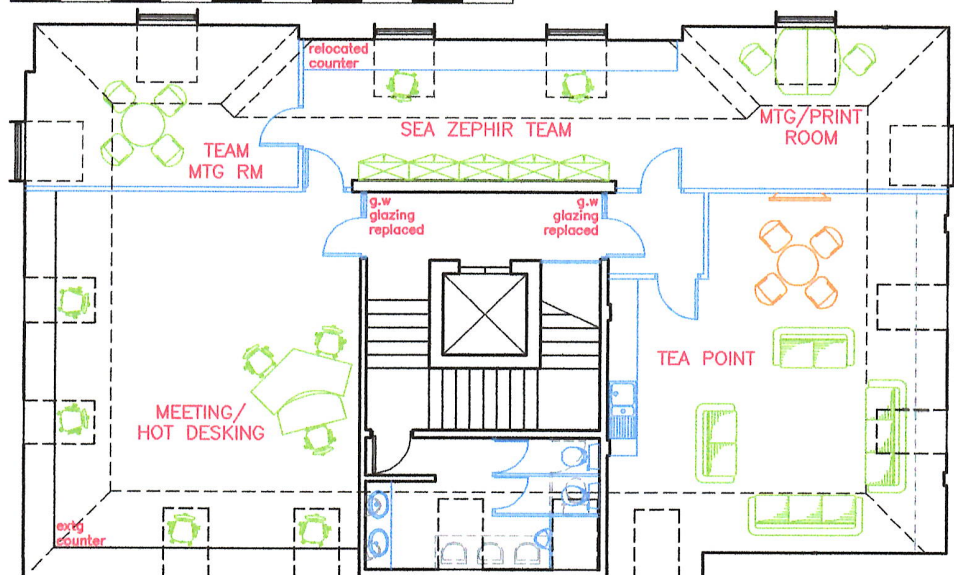
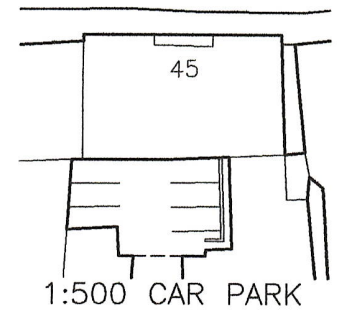
**Vail Williams**

023 9220 3200  
023 8082 0900  
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FIRST FLOOR PLAN

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m



SECOND FLOOR PLAN

**KAD ARCHITECTURAL DESIGN**

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181 Kathleen Road  
Sholing  
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SO19 6GX  
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t: 023 80 420 938  
e: lan@k-a-d.co.uk

Client: **SeaRoc**

Project: **45 SOUTH STREET  
CHICHESTER  
W.SUSSEX**

Drawing: **PROPOSED PLANS**

Scale: **1:100@A3** Date: **JUNE 2012**

Project no.	Sequential	Bldg/Floor	Detail	Rev
KAD	02	1	HMLR	B