



**3 BROADBRIDGE BUSINESS CENTRE, CHICHESTER, PO18
8NF**

OFFICE TO LET

1,481 SQ FT (137.59 SQ M)



**Vail
Williams**

Summary

Self Contained Office To Let

Available Size	1,481 sq ft
Rates Payable	£9,231.50 per annum
Rateable Value	£18,500
Car Parking	Allocated parking
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	To be confirmed
EPC Rating	D (83)

- Character Building in an Established Business Location
- Close to Bosham Train Station
- Fitted Office Space
- Furniture Available Subject To Agreement
- Other Occupiers Include Co-op Convenience Store, Post Office and Doctors Surgery



Location



3 Broadbridge Business Centre, Delling Lane, Chichester, PO18 8NF

Bosham is located approximately three miles to the west of Chichester. Chichester city centre is easily accessible via the A259, whilst the A27 lies in close proximity to the north. The property is situated on the well established Broadbridge Business Centre, just south of the Broadbridge roundabout at the junction of Delling Lane and the A259 Chichester to Emsworth Road. Bosham Station lies within a 5 minute walk and provides a regular service to Havant and Chichester.



Further Details

Description

Unit 3 Broadbridge Business Centre is located within the attractive courtyard of the Broadbridge Business Centre estate. The property is a two storey office with open plan office, storage and kitchenette located on the ground floor, with the first floor consisting of open plan office space and a boardroom.

The property benefits from gas fired central heating, cassette unit AC and openable windows to provide natural ventilation. There is shared parking with allocated spaces at the front of the property for 6 vehicles.

Occupiers on the estate include Co-op convenience store, a Doctors Surgery and the popular Crate Café.

Viewings

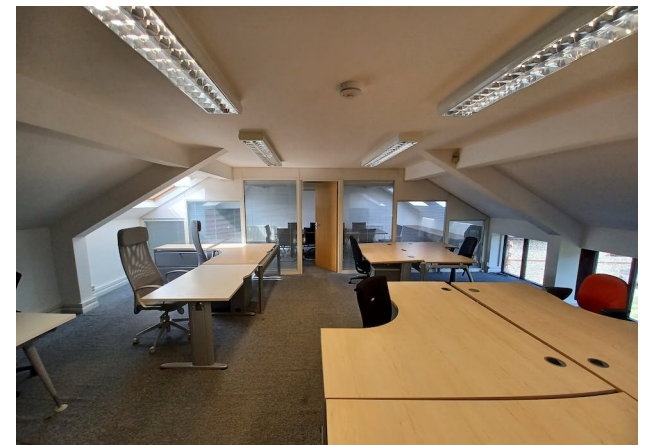
Viewings strictly by appointment only.

Terms

A new lease is available on terms to be agreed.

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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