



MINERVA HEIGHTS (HEALTHCARE CENTRE), CHICHESTER, PO19 3PH

D1 (NON RESIDENTIAL INSTITUTIONS) / HEALTHCARE TO LET / FOR SALE
4,435 TO 13,132 SQ FT (412.02 TO 1,220 SQ M)



Summary

New Build Healthcare Opportunity

Available Size	4,435 to 13,132 sq ft
Business Rates	TBC
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	EPC exempt - No building present

- Chichester is a busy and attractive Cathedral city
- New Build to Shell and Core
- From 4,435 sq ft to 13,132 sq ft (412-1,220 sq m)
- Three floors
- Split/shared car parking with community centre car park
- Available as a whole or in part
- Terms on application



Location



Minerva Heights (Healthcare Centre), Old Broyle Road, Chichester, PO19 3PH

Minerva Heights is a new development off St Paul's Road, a short distance from Chichester City Centre. The development is planned to consist of 1,600 homes, 750 of which are being delivered in phase 1, commercial and retail space, community centre and primary school.

Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of Brighton. The city has excellent road communications being situated on the A27 dual-carriageway, which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with A3(M), M27 and M3 motorways



Further Details

Description

On behalf of Miller Homes and Vistry Group we are delighted to offer healthcare/medical space to let or for sale.

The space comprises three floors, and is available as a whole or individually, from 4,335 to 13,132 sq ft. The units can be built to suit, or rent from shell and core, provided in a shell and core condition for an occupier to finish.

The proposed unit is part of a new build project which will deliver 750 new homes and 1,800 additional residents by the time of full occupation of the site creating sufficient demand for medical services.

Property Highlights / Amenities

- Build Status: New Build - Build to Suit
- Planning Status: Planning Consented

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,435	412.02	Available
1st	4,349	404.04	Available
2nd	4,349	404.04	Available
Total	13,133	1,220.10	

Terms

The units are available to let or for sale, by way of pre-let / pre sales, of the whole or part.

Terms on application.



Enquiries & Viewings



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