



GROUND FLOOR, WYMAN HOUSE, SHOPWHYKE ROAD, CHICHESTER, WEST SUSSEX, PO20 2AA

- **GROUND FLOOR OFFICE TO LET WITH PARKING**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING**
- **EXCELLENT ACCESS TO A27**
- **1,210 SQ FT (112.40 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The Cathedral City of Chichester is a historic and thriving administrative centre for West Sussex.

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.

Description

The office is well located with excellent access to the A27 and has the following amenities:

- Well managed and established trading estate
- Flexible lease structure
- Side and forecourt Parking.
- Male & Female WC's facilities

Floor Areas

We have measured and calculate the accommodation to have the following approximate net internal floor areas:

	Sq m	Sq ft
Cellular Offices	109.25 m ²	1,176 sq ft
Kitchen area	3.15 m ²	34 sq ft
Total	112.40 m²	1,210 sq ft

Terms

The property is available to let by way of a new internal repairing and insuring lease for a term to be agreed at a commencing rent of £12,500 per annum exclusive

EPC Rating

The premises has an EPC rating of 90 (D).

VAT

VAT will not be chargeable on the rent.

Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £14,000
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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