

**Metro House  
Northgate  
Chichester PO19 1BE**



**TO LET**

**Refurbished Office Suites with Parking**  
from 146.32 sq m (1,575 sq ft) to 970.55 sq m (10,447 sq ft)



## KEY FEATURES

- Located close to the heart of Chichester city centre
- Excellent communication links
- Located on A286 with easy access to A27
- Chichester Station approx 10 minutes' walk
- Purpose built 4 storey office building
- Various open plan office suites
- On site parking
- 6 months' rent free available (refer to Terms)

**Agency | Lease Advisory | Management | Valuation | Investment | Development**

### Location

Metro House is prominently located in the centre of the Northgate roundabout close to the heart of Chichester city centre and the main commercial district. It benefits from excellent road links being situated on the A286 which connects with the A27 Chichester By-Pass a short distance to the south, whilst Chichester Station lies approximately 10 minutes' walk to the south.

Chichester is the County Town of West Sussex and a historic cathedral city located midway between Southampton and Brighton. The city is the focal point for the whole Chichester District, which has a district population listed as 113,800 according to the census in 2011.

### Description

The property comprises a purpose built four storey office building with the subject accommodation forming a number of open plan office suites located over the ground, first and second floors. Car parking is provided to the rear of the building. The accommodation benefits from the following amenities:

- Carpeting throughout
- Cat II fluorescent lighting
- Double glazing
- Suspended ceilings (in part)
- Raised floor to Ground Floor West Suite
- Perimeter trunking
- Central heating
- Air conditioning in part
- Manned reception
- Good natural light
- Conference and meeting facilities
- Separate male & female WC accommodation
- Kitchenette facilities available
- Lift
- On site parking

### Accommodation

We are informed that the accommodation comprises the following approximate net internal floor areas:

Floor	Suite	Sq m	Sq ft	Rent per annum
Ground	West	177.16	1,907	£22,884
First	East	169.92	1,829	£21,948
First	West	477.15	5,136	£61,632
Second	East	146.32	1,575	£18,900
<b>Total</b>		<b>970.55</b>	<b>10,447</b>	

Smaller sized serviced office suites are also available. Please contact the agent for further details.

Energy Performance Certificate Rating: D

### Terms

The individual suites are available to let on new (effectively) full repairing and insuring leases for terms to be agreed at the commencing rents shown above. Six months' rent free is available on leases with terms of 5 years or more. Amounts quoted above are exclusive of rates, building insurance, service charge (currently approximately £3.80 per sq ft), heating, lighting and VAT etc. Each party to bear their own legal costs incurred.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007, details of which can be accessed via [www.flude.com](http://www.flude.com).

### Planning

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

### Business Rates

Our enquiries show the suites to have a rates payable of approximately £4.50/£5.00 per sq ft for 2012/2013.

Interested parties should make their own enquiries to verify the above and the level of rates payable in view of possible transitional arrangements and small business relief.

### Viewings

Strictly by appointment through the sole agents Flude Commercial. Please contact:

**Mark Minchell BSc MRICS** | **Tel: 01243 819000** | **Email: [m.minchell@flude.com](mailto:m.minchell@flude.com)**  
**Sebastian Martin BSc** | **Tel: 01243 819000** | **Email: [s.martin@flude.com](mailto:s.martin@flude.com)**

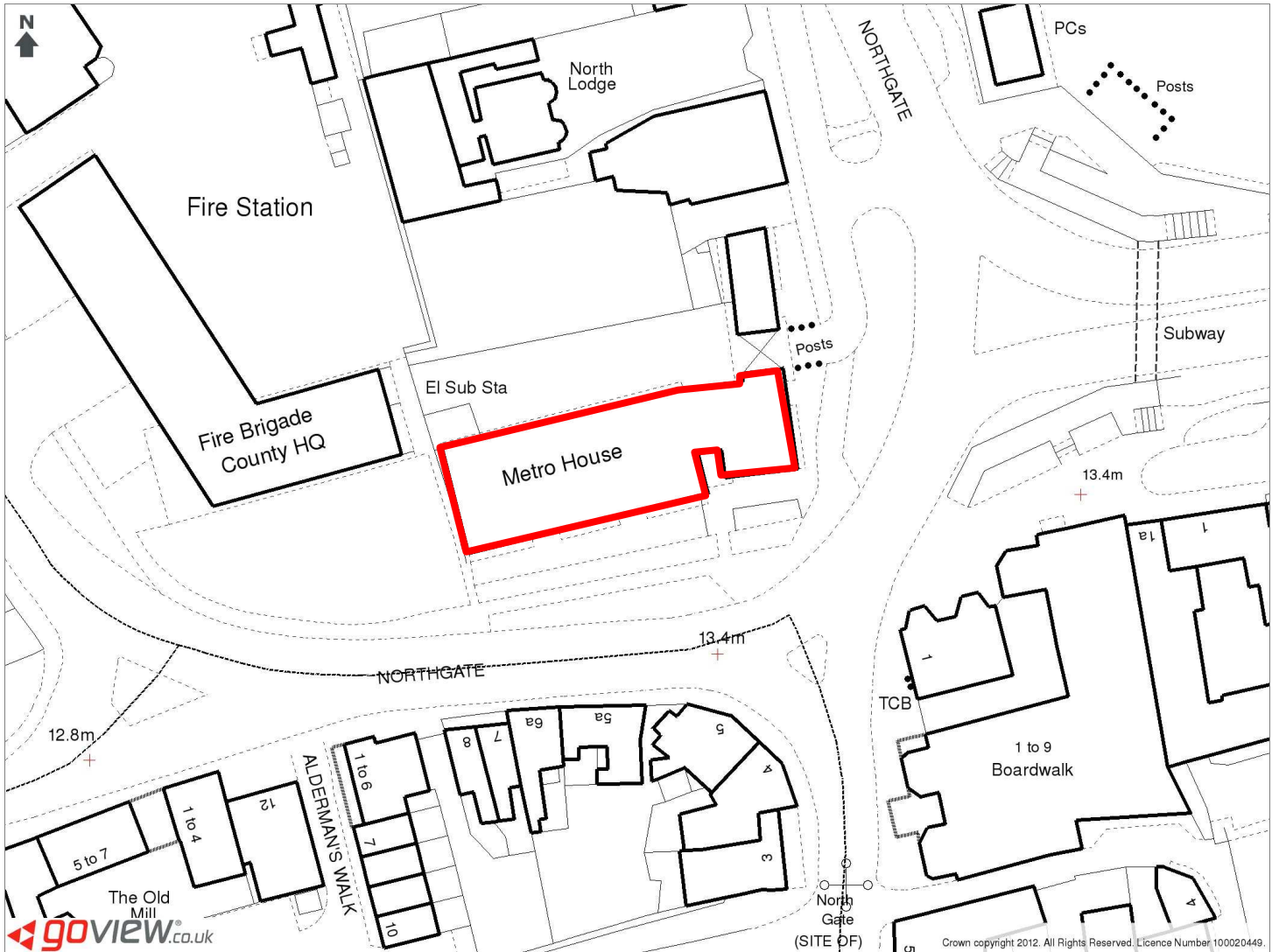
Date: 10 January 2013

Awaiting client's approval

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.



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*Boundaries shown are for identification purposes only*

