



# OFFICE PREMISES IN STATION APPROACH

CHICHESTER PO19 8DN /// [names.rock.accent](https://names.rock.accent)

**TO LET**  
**A 3,890 SQ FT LEISURE  
UNIT WITH 6,480 SQ FT  
PARKING SPACE**



# SPACE TO THRIVE @

## OFFICE PREMISES IN STATION APPROACH

A NEWLY REFURBISHED COMMERCIAL UNIT,  
OFFERING VERSATILE ACCOMMODATION  
FOR A LEISURE BUSINESS TO THRIVE FROM.

The unit benefits from three-phase power and an air conditioning system. A 6,480 sq ft private yard to the front of the property provides 18 dedicated parking spaces.

# LOCATION

THE PROPERTY IS SITUATED IN A HIGHLY ATTRACTIVE POSITION JUST NEXT TO CHICHESTER TRAIN STATION.

This is the main walkthrough to Chichester collage and receives a high amount of footfall from students and commuters alike. Chichester is an attractive, historic Cathedral city located on the south coast of England and benefits from a catchment population of 256,000.



## TRAVEL TIMES

Chichester Railway Station		 1 min
Chichester College		 3 mins
Chichester Cathedral		 6 mins

# ACCOMMODATION

UNIT	SQ FT	RENT PA
INTERNAL	3,890	£50,000
EXTERNAL	6,480*	

\*18 car parking spaces



# SPECIFICATION



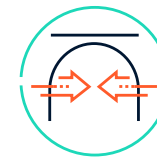
**24/7**  
access



**3-phase**  
power supply



**LED**  
lighting



**Rear**  
access



**18**  
parking spaces

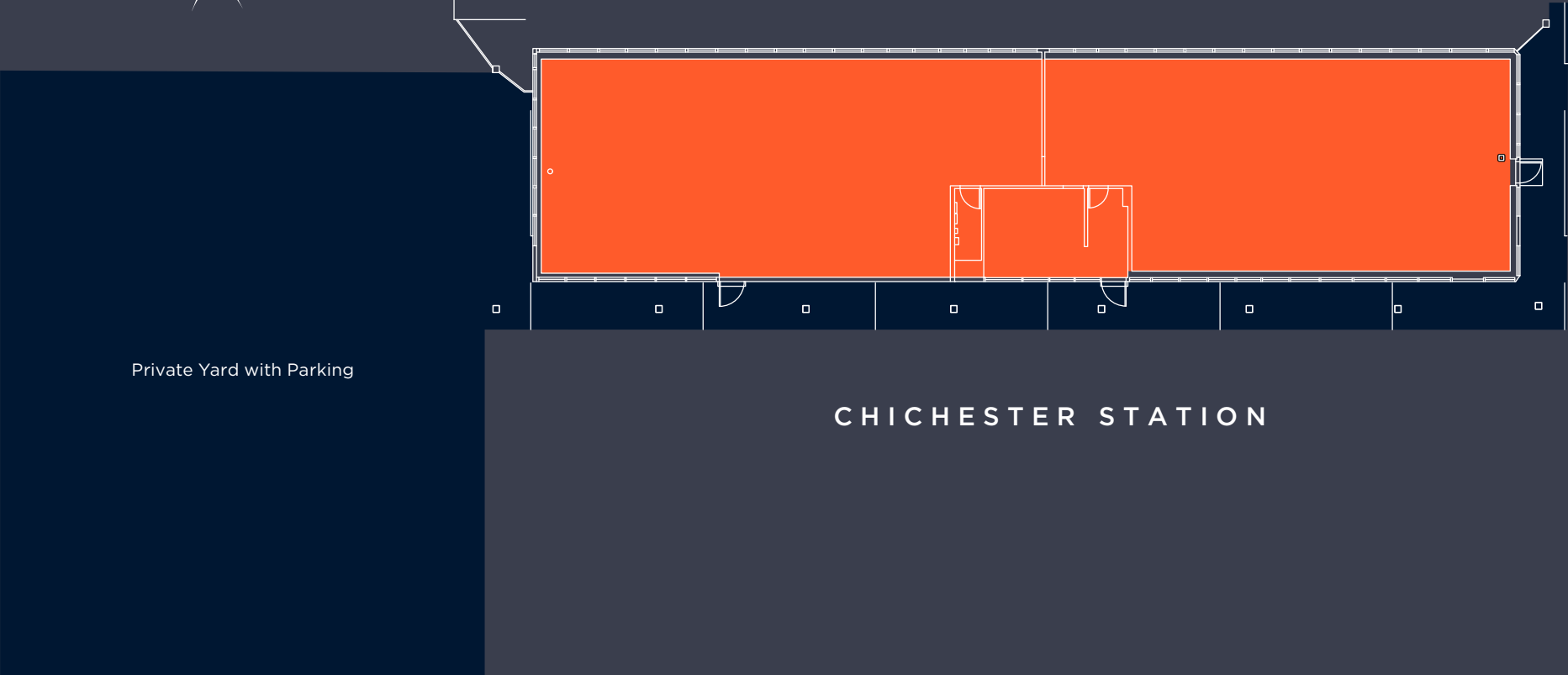


**AC**  
system



**Floor to ceiling**  
height of 3m

# FLOOR PLAN



Private Yard with Parking

CHICHESTER STATION

STATION APPROACH

## COSTS PER ANNUM

<b>Unit</b>	
<b>Rent</b>	£50,000
<b>Service charge</b>	N/A
<b>Insurance</b>	£2,280
<b>Business rates</b>	£16,440
<b>Indicative total monthly costs</b>	<b>£5,730</b>

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

Targeting a "A" rating.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

## ENQUIRIES

**+44 (0)800 830 840**

**leasing@thearchco.com**

**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued April 2026.



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