

TO LET

GROUND FLOOR OFFICE SUITE
123.47 m² (1,329 ft²)

01243 981120

01903 236599

www.marshallclark.co.uk



**UNIT 2 GROUND FLOOR, LINCOLN HOUSE, CHICHESTER FIELDS,
TANGMERE, CHICHESTER, WEST SUSSEX, PO20 2FS**



what3words

///relax.madness.baguette



MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT £21,250 PAX

LOCATION:

The property is located on Chichester Fields Business Park which comprises an established multi-let modern business park with convenient ample car parking and has convenient access to the A27. Chichester City Centre is located approximately 5 km (3 miles) to the West. There are a variety of other occupiers on the business park including DVSA Driving School, Accountants, Landscaping firm and Kingsbridge Estates.

DESCRIPTION:

The accommodation comprises a ground floor office which is L shaped, within Lincoln House and is a well-presented office suite, with LED lighting throughout and is arranged as a predominately open plan office suite with a kitchenette facility and a WC. The office can be access through the common parts but also has a private personnel door and a set of double doors which open out on to the car parking area.

There are seven allocated parking spaces.

The premises has approximate net internal floor area of:

Area	m ²	ft ²
Ground Floor Office	123.47	1,329

TENURE:

A new effective full repairing and insuring lease with terms to be negotiated.

SERVICE CHARGE:

The tenant would be responsible for a proprot of the service charge for the development.

**Unit 2 Lincoln House
Ground Floor**



GUIDE RENT £21,250 PAX

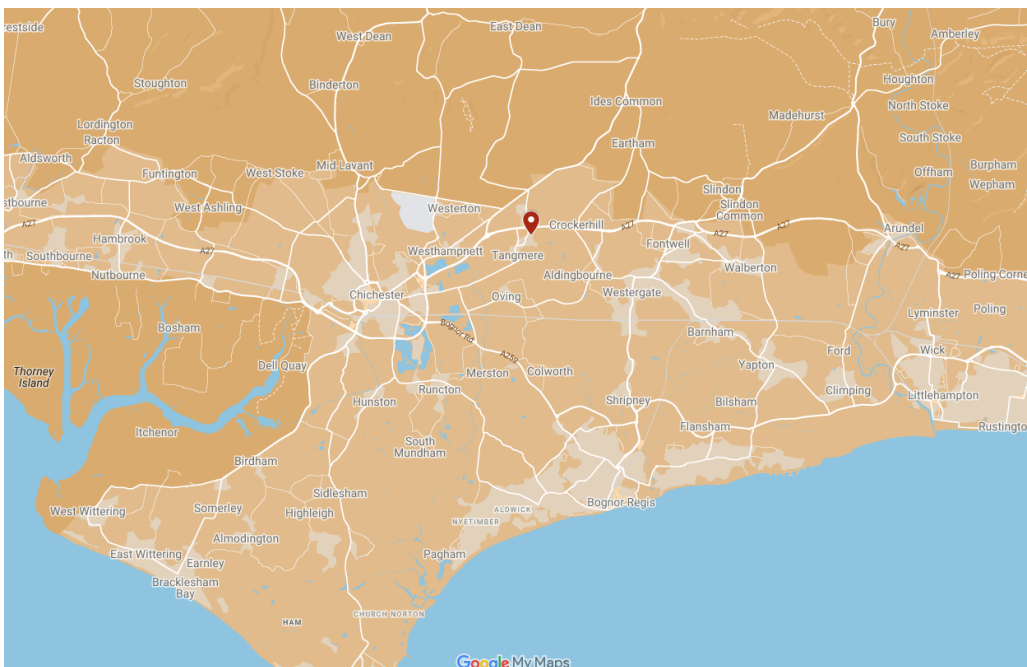
- VAT:** We understand that VAT is payable.
- RATES:** We understand the property has a Rateable Value of £20,000 (VOA 2026 list)
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** B—45

Office Suite

Chichester Fields



GUIDE RENT £21,250 PAX



Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
CONTACT;**



Ben Clark

T: 01243 981120

E: ben@marshallclark.co.uk



Dominic Clark

T: 01903 236599

E: dc@marshallclark.co.uk

Misrepresentation Act 1967: Marshall Clark LLP and their joint agents for themselves and for the lessor(s)/vendor(s) of this property whose agents they are, give a notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in the particulars are to be relied as statements or representation of fact. 3. Any intended lessee/purchaser must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor/vendor do not make or give and neither Marshall Clark LLP nor their joint agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection for Unfair Trading Regulation 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. All measurements and dimensions quoted are done so on an approximate basis and the proposed lessee/purchaser should undertake their own measured survey and not rely on the ones which are stated within these particulars. Subject to Contract
Marshall Clark is registered in England and Wales as a Limited Liability Partnership No. OC 305331. Registered Office: 24 Grafton Road, Worthing, West Sussex, BN11 1QP

Agency | Investment | Development | Valuations | Rent Reviews | Lease Renewals | Rating | Building Surveys | Management | Party Wall Matters | Dilapidations | Refurbishment and Alterations

01903 236599

www.marshallclark.co.uk

July 2026

