



Suite 3 Martins Barn
Birdham Road, Chichester, West Sussex, PO20 7BX

TO LET

Attractive E Class/Office Space with
Parking
Size 900 sq ft

Key Features:

- Open plan with meeting room
- To let on new EFRI lease
- Attractive barn style office building
- Located on main A286 road
- Easy access to A27 Chichester By-Pass
- Five allocated parking spaces
- Visitor parking available
- Rent £14,950 pax





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Location

The property is located in an attractive rural area close to the village of Birdham on the main A286 which provides easy access to the A27 Chichester ByPass to the north. Birdham is situated on the shores of Chichester Harbour and Chichester Marina, and lies approximately three miles to the south west of Chichester.

Description

Attractive Office Space with Parking
Size 900 sq ft

Accommodation

The accommodation provides an attractive office space with scenic views and up to five dedicated parking spaces.

The suite benefits from the following amenities:
Separate male & female WC facilities
Disabled WC accommodation
Kitchen
Carpeting throughout
Double glazing
Perimeter trunking
Electric heating
Good natural light

We have measured the accommodation to have an approximate net internal area (NIA) of 900 sq ft (83.6 sq m).

EPC

The suite has an EPC rating of B 30.

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

Terms

The suite is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £14,950 pax.

We understand that a service charge will be payable.

Business Rates

Rateable Value (2023): £13,250

VAT

We understand the property is elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

30 June 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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