

Rent from
£8 per sq ft



TO LET

Ilex Place
Friary Lane Car Park, Chichester, West Sussex, PO19 1UF



Key Features

- Self Contained building with small courtyard garden and external balcony
- Central location within walking distance of the city centre, parking, train and bus stations
- Secure parking for up to seven cars (some double parking) - additional rent applies
- New FRI lease available for term to be negotiated
- Entry phone system
- Total size NIA 2,830 sq ft
- Rent from £8 per sqft
- May split
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Flexible lease terms





Location & Situation

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

The property is located on the East Pallant Car Park.





Description & Accommodation

This contemporary office building positioned in Chichester city centre is accessed from the Friary Lane car park. Arranged over three floors (inc basement), the property offers a modern office space suitable for a variety of professional and commercial occupiers.

The specification includes:

- Mixture of LED lighting and spot lighting
- Solid carpeted flooring with perimeter trunking
- Kitchen in both basement and on second floor
- WC facilities in both basement and second floor

The property further benefits from an external courtyard area and a private balcony, providing additional breakout or informal meeting space.

Externally, the building includes dedicated on-site parking for up to seven vehicles (with some double parking).

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground	946	87.88
First	1,079	100.24
Second	615	57.13
Basement	190	17.65
Total	2,830	262.91





Rateable Value

Rateable Value (2023): £31,750

Rateable Value (Draft - Scheduled for Implementation from 1st April 2026): £34,250

Occupiers will pay approximately 50% of this per annum (on sub £50,001 Rateable Values) and approximately 55% on Rateable Values above.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability: <https://www.gov.uk/find-business-rates>.

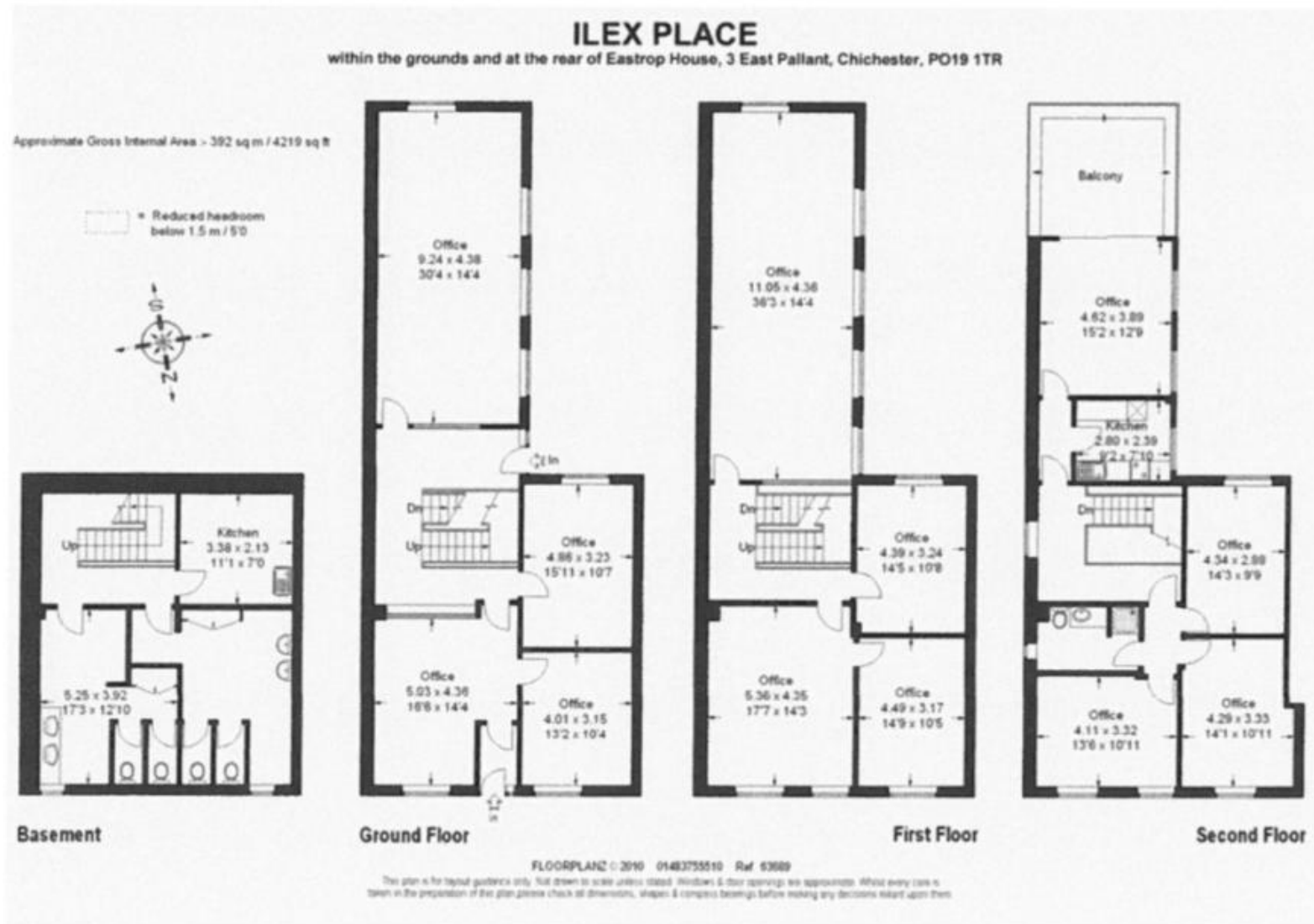
EPC

We understand the property has an EPC rating of E.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from office use within Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





FLOOR PLAN For identification purposes only.



Terms

The property is available to let by way of a new full repairing and insuring lease at a commencing rent of £8 per sqft per annum in the first year. Flexible terms and splitting the building will be considered (no more than two demises). Parking - additional rent applies - further details on request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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2 February 2026

