



72 Stockbridge Road  
Chichester, West Sussex, PO19 8QJ

**TO LET**



## Key Features

- Would suit a variety of uses (stpc)
- Parking for 8-10 cars
- New FRI lease available
- Rent £33,360 pax
- Multiple offices and meeting rooms, with the ability to combine
- Self contained site

## 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 situated on the western side of Stockbridge Road, close to it's junction with the A27 and positioned behind Bikes & Wear.

## Description & Accommodation

The property comprises a self-contained commercial building together with a secure yard providing external parking for approximately 8-10 vehicles.

The accommodation is currently arranged as fitted healthcare premises, previously occupied by the NHS, and provides a number of cellular clinical rooms and offices together with two WC facilities, a kitchenette and limited basement storage.

Whilst configured as healthcare accommodation, the layout is flexible and may suit a range of alternative commercial uses, subject to the necessary consents. There is potential to reconfigure the internal layout, including the removal of certain non-structural partition walls to create more open-plan accommodation if required.

Internally, the property provides suspended acoustic ceiling tiles incorporating fluorescent strip lighting and LED fittings, painted plastered walls and predominantly carpeted floors. Windows comprise a mixture of secondary glazed and single glazed units, together with double glazed UPVC windows to the front elevation. Heating is provided via a gas-fired central heating system serving radiators throughout.

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

Area	Sq Ft	Sq M
Ground Floor	1,343	124.76
First Floor	881	81.84
Total	2,224	206.61



## Rateable Value

Rateable Value (April 2026): £25,250.

## EPC

Further information on request.

## 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 Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £33,360 per annum exclusive.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand that the property is elected for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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10 March 2026

