



Chancton House, 1st Floor Office
The Wharf, Midhurst, GU29 9PX

TO LET

Well Presented Office

Key Features:

- LED lighting
- Carpeted throughout
- Superfast Broadband is advertised as 74Mbps download and 20Mbps upload at this postcode
- One car parking space
- Rent £443 per month exclusive
- Walking distance from town centre
- May be eligible for Small Business Rates Relief
- 5-year lease with option to break after first year with 6 months' notice
- Ground floor occupied by KerryType Print, Design & Copy Centre





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Location

The property is located in The Wharf to the south east side of the town centre. There is easy access to A286 Chichester Road providing links to Haslemere in the north and Chichester to the south. The A272 runs through the town linking Midhurst to the West and East.

Accommodation

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

Area	Sq Ft	Sq M
1st floor	379	35.21
Total	379	35.21

Terms

The property is available to let for a term of five years with an option to break after the first year with 6 months notice at a commencing rent of £443 per month exclusive.

The service charge is £108 per month plus VAT and the buildings insurance is included in rent.

Electricity and gas are billed monthly in arrears.

Service Charge includes:

Servicing and monitoring of Security Alarm and Fire Alarm; Supply and servicing of fire extinguishers; proportion of estimated water bill; proportion of gas heating of communal areas; cleaning of communal areas; cloakroom supplies and hot water; rental and emptying of council waste bin and window cleaning.

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.

28 May 2026

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.

Business Rates

Rateable Value (2026): £4750

100% Small Business Rates Relief is likely, if this is the tenant's only office. However, business rates are applied by CDC to the dedicated car parking space, which is currently £88.40 per annum.

Legal Fees

Each party to bear their own legal costs incurred.

EPC

The property has an EPC rating of C.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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