



TO LET

**Suite 2b Ground Floor Unit 2 West Barn
Norton Lane, Chichester, West Sussex, PO20 3AF**



Key Features

- Attractive high specification office accommodation
- Close to A27 and Chichester
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- Dedicated fibre optic broadband
- Underfloor heating
- Three allocated parking spaces and visitor parking
- Suite 2b - £10,700 per annum
- Occupiers may benefit from 100% small rate relief, subject to status

Location & Situation

West Barn is located in Norton which is an attractive village only five miles east of Chichester and benefits from good road links to the A27 south coast trunk road. Chichester is the County Town of West Sussex and a historic cathedral city located midway between Southampton and Brighton.

Description & Accommodation

The accommodation comprises of a ground floor office suite forming part of a modern specification two storey conversion completed in the mid 2010's.

Internally, the accommodation is open plan with each suite benefitting from its own kitchen and shared W/C's. The office also benefits from three parking spaces, with more overflow parking available, on a 'first come first serve' basis.

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

Area	Sq Ft	Sq M
Ground Floor	689	64.01
Total	689	64.01



Rateable Value

Rateable Value (2026): £10,000

Occupiers may be entitled to 100% Small Business Rate relief, subject to status.

EPC

We understand the property to have an EPC rating of C (67).

Planning

We understand that the premises benefit from Class B1(a) use within the Use Classes Order 1987 (as amended). Uses within the new Class E may be suitable and further information is available upon request.

Terms

The accommodation is available to let on a new (effectively) full repairing and insuring lease for a term to be agreed, at a rent of £10,700 per annum exclusively.

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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1 June 2026

