

4 Ellis Square, Selsey West Sussex PO20 0AY

First Floor Offices

TO LET

From 500 – 1,485 sqft (46.4 – 138 sqm)



Location

Selsey is located approximately 7 miles due south of Chichester, at the southern end of what is known as the Manhood peninsular. The subject property is situated on the east side of Manor Road, within a new development of business units just to the north of the Town Centre.

Description

The available accommodation comprises the entire First Floor office space of this modern warehouse unit, which has recently been acquired by File Express for a document storage facility.

The self contained first floor has male and female toilets and kitchen facility at one end, with an open plan space with two partitioned offices at the furthest end. There is excellent natural light with windows down the entire length. The accommodation is in excellent decorative order and ready for immediate occupation.

Space requirements from 500 sq ft upwards can be accommodated by partitioned suites constructed to a tenant's requirement.

Externally there is an entrance door at ground level, leading to a secure stairwell with exclusive use to first floor office. There is ample on site car parking adjacent to the entrance.

Accommodation

The first floor offices offer a net internal area up to 1,485 sqft (137.76 sqm)

Amenities

- Gas fired central heating
- Suspended ceiling with recessed fluorescent strip lighting
- 3 Compartment parameter trunking
- Security alarm
- Ample on site car parking
- Flexible suite sizes available

Terms

The accommodation is available by way of a new internal repairing and insuring lease for a term to be agreed. The lease to be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act.

Rent

The rent will be based on £6 per sqft per annum, exclusive of business rates and other usual occupational costs.

Rates

Rateable Value: £10,000

Rates Payable (2011/12): £4,260

Viewing

Strictly by appointment through sole agents Henry Adams Commercial on 01243 521800 (Attn: Alex Medhurst or Alexandra Maclean)

