

**FREEHOLD
FOR SALE
OR TO LET**



ANOTHER
GLENMORE
DEVELOPMENT
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Stanley Court

TERMINUS ROAD, CHICHESTER, PO19 8TX



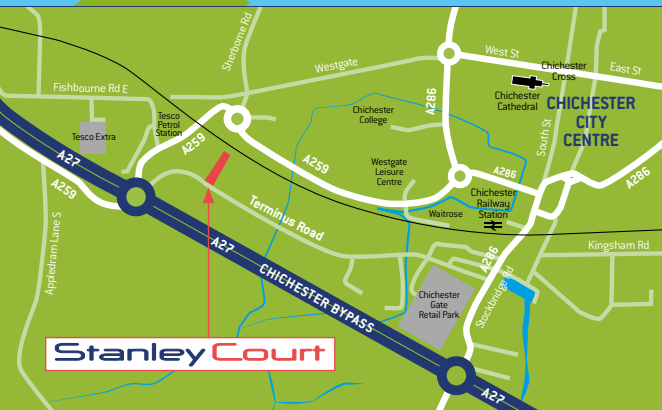
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**16 SELF-CONTAINED E(giii)/B2/B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA**

Units from 964 sq ft upwards with allocated parking



Indicative photos of similar scheme



KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Electric roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces
- EV charging points

IMPORTANT NOTICE:

Henry Adams, Michael Jones and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Henry Adams and Michael Jones have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

LOCATION

Stanley Court comprises a new development of 16 units in a landscaped setting within an established commercial area in Chichester, West Sussex. The development is located within a thriving business area, within easy reach of Brighton and Portsmouth, thanks to its proximity to the A27, and to the wider UK motorway network via the M27 and A3(M).

DESCRIPTION

The new units will provide a mix of light industrial, warehouse or offices built with steel portal frames, low-level brick fascias and high-quality micro-rib cladding systems. Each unit will have a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 964 sq ft up to 1,520 sq ft, with an option to combine to form larger units as necessary.

SERVICES

Mains water, 3-phase electricity and telecoms ducting will be provided.

TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

FURTHER INFORMATION

Please contact the agents for further details.

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ACCOMMODATION

BLOCK A	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
1	885	448	1333
2	905	451	1356
3	1012	508	1520
4	1012	508	1520
5	905	451	1356
6	885	448	1333

BLOCK B	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
7	827	416	1243
8	819	404	1223
9	964	482	1446
10	964	482	1446
11	819	404	1223
12	827	416	1243

BLOCK C	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
14	649	323	972
15	642	322	964
16	642	322	964
17	649	323	972



**JUSTICE
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CHICHESTER
CITY
CENTRE

Stanley Court

A286

CHICHESTER
GATE RETAIL
PARK

A259

Terminus Road

JEWSON

KENSINGTON

FITBOX

POST

WATER

TESCO
PETROL
STATION

BASEPOINT

white pebble
sentry

SKODA
AZURA SKODA

HOWDENS

TRADE
COUNTER
UNITS

PETER COOPER

HARWOODS
JAGUAR
LAND-ROVER
ASTON MARTIN

BUSINESS
UNITS

west
sussex
council

LOK'n
STORE

HENDY
Ford

VW

Terminus Road

Deltex

BOYRINE
PARKERS

APPLE & CARTE

A27
CHICHESTER BY-PASS

TESCO
Extra

A259

WAITROSE
& PATRICKS

Nando's

FIVE GUYS

McDonald's

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