



Business Rates Exempt!

UNIT 4 GLENMORE BUSINESS PARK, CHICHESTER, PO19 7BJ

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

1,396 SQ FT (129.69 SQ M)



Summary

A Modern Self Contained Industrial Unit To Let - Business Rates Exempt!

Available Size	1,396 sq ft
Rent	£18,150 per annum
Rates Payable	£5,738.50 per annum Business Rates Exempt (subject to conditions)
Rateable Value	£11,500
Service Charge	£661.33 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£661.33 per annum
EPC Rating	A (24)

- 2 Parking Spaces Plus Loading Bay
- Close Access to A27
- EPC A
- Kitchenette



Location



**Unit 4 Glenmore Business
Park, Portfield Works,
Chichester, PO19 7BJ**

The Cathedral city of Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of the city of Brighton. The city has excellent road communications being situated on the A27 which runs east to Worthing & Brighton and west to Portsmouth and Southampton where it connects with the M27 and M3 motorways. Glenmore Business Park was constructed in 2016 and is a commercial development over 10.34 acres situated on the A27 adjacent to the Portfield Retail Park which is home to national occupiers such as John Lewis, M&S, Homesense & Dunelm.





Further Details

Description

Unit 4A is a high quality industrial/warehouse unit benefitting from brick elevations and micro rib cladding. The unit provides ground floor warehouse accommodation with further storage or office space available on the first floor mezzanine level. The unit benefits from a kitchenette on the ground floor and single disabled access WC.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	703	65.31
Mezzanine	693	64.38
Total	1,396	129.69

Viewings

Viewing by prior appointment with sole agents.

Terms

A new Full Repairing and Insuring lease is available, with terms to be agreed.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.





Enquiries & Viewings



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