



**LIGHT INDUSTRIAL /  
WAREHOUSE**

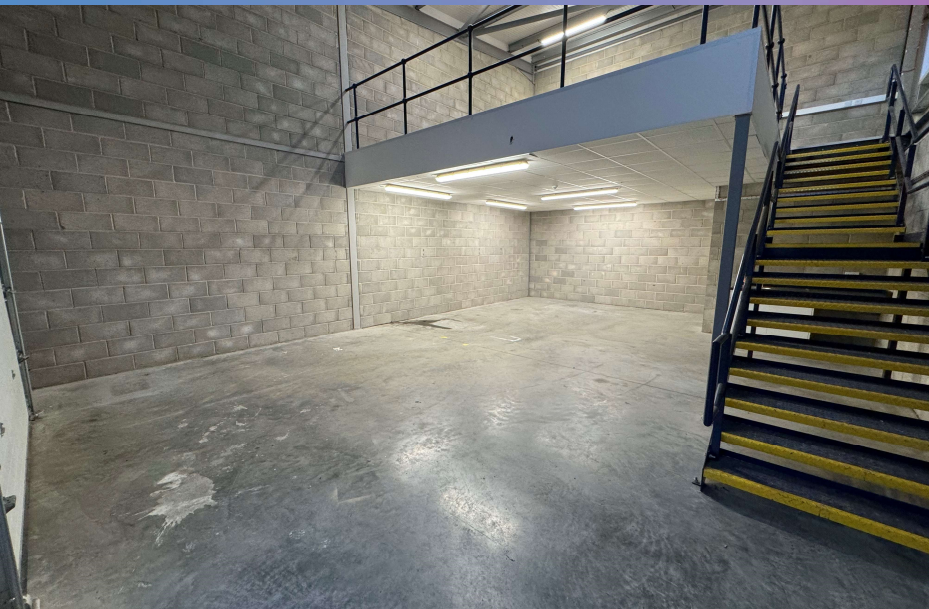
1,306 Sq Ft  
(121 Sq M)

**RENT: £15,750 Per Annum**

## High Spec Warehouse / Light Industrial Premises with Parking To Let

- + Situated on Popular Glenmore Business Park, Chichester
- + Just Off Main A27 Opposite Portfield Retail Park (Currys, M&S Food, Dunelm Mill & John Lewis)
- + Ground Floor Warehouse with First Floor Office / Storage
- + Presented in Excellent Condition Ready For Immediate Tenant Fit Out
- + Constructed in 2016 - Good EPC Rating of B
- + Suit Variety of Light Industrial / Manufacturing / Distribution Businesses





## Location

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, Halfords and Dunelm Mill.

## Description

Unit L56 is an excellent, high quality industrial / warehouse unit located in an end of terrace corner position 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.

## Specification

- 6 Metres internal eaves height
- 15kn/per sq floor loading
- 2 parking spaces plus loading bay
- Separate Pedestrian door
- Powder coated screeded floor
- Roof Cladding

## Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Warehouse	861	80
Mezzanine Level	445	41
<b>Total</b>	<b>1,306</b>	<b>121</b>

## Terms

The property is available by way of a new effective FR&I Lease for a term to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the unit has a rateable value of £16,500. Interested parties are asked to verify this information with Chichester District Council prior to any viewing.

## Estate Service Charge & Buildings Insurance

The unit is liable for an estate service charge in the region of £572 + VAT per annum. This includes landscaping, communal signage, general repairs and maintenance, refuse and clearance, common parts utilities, common parts insurance, sinking fund, accountancy and management fees. The buildings insurance is circa £365 per annum. Further details available upon request.

## Summary

- + **Rent** - £15,750 Per Annum Exclusive
- + **VAT** - To Be Charged on Rent & Service Charges
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - B(48)

## Viewing & Further Information

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