



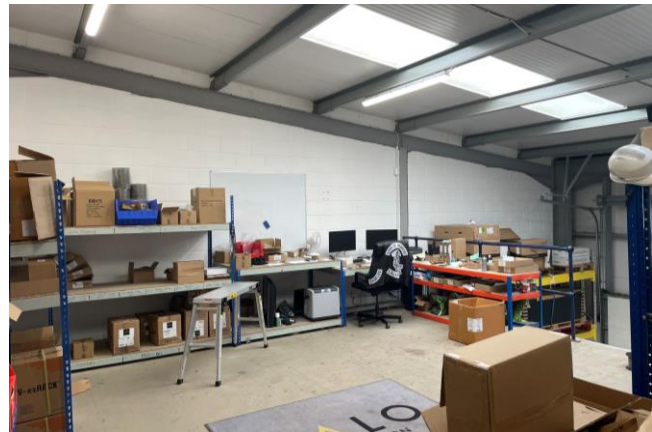
WAREHOUSE / STORE

1,346 Sq Ft
(125 Sq M)

RENT: £14,500 Per Annum

High Spec Warehouse / Storage Unit 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
- + Lease Assignment, Ready For Immediate Tenant Fit Out
- + Constructed in 2016 - Good EPC Rating of B



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 L51 is an excellent, high quality warehouse unit located in a mid terrace 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	890	83
Mezzanine Level	456	42
Total	1,346	125

Terms

The property is available by way of a lease assignment. The lease expires on 4th September 2027 with a tenant only break clause on 4th September 2025, subject to 6 months prior written notice. There is an upward only rent review on 4th September 2025. A copy of the full lease is available upon request.

Business Rates

According to the VOA (Valuation Office Agency) the unit has a rateable value of £18,000. 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 (1st Oct 2023 – 31 Dec 2023 was £146.90 + VAT). 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 £746.71 per annum. Further details available upon request.

Summary

- + **Rent** - Per Annum Exclusive £14,500 + VAT
- + **VAT** – To Be Charged on Rent & Service Charges
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – B(49)

Viewing & Further Information

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