



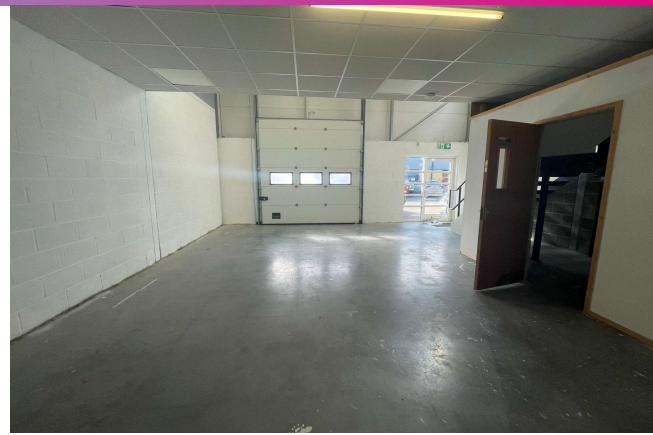
**INDUSTRIAL / WAREHOUSE
/ TRADE COUNTER**

1,036 Sq Ft
(96 Sq M)

RENT: £11,750 PER ANNUM

Modern Light Industrial / Business Unit on Popular Chichester Industrial Estate

- + Situated on Popular Glenmore Business Park in Chichester, West Sussex
- + Just Off Main A27 Opposite Portfield Retail Park (Currys, M&S Food, Dunelm Mill & John Lewis)
- + Suit Variety of Commercial Uses (stpc)
- + New Lease Terms Available
- + Ground Floor Warehouse with First Floor Office / Storage
- + Presented in Excellent Condition Ready For Immediate Tenant Fit Out
- + Viewing Highly Recommended



Location

Glenmore Business Park was constructed in 2016 and provides an industrial site over 10.39 acres on the outskirts of Chichester. Situated immediately adjacent to the A27 arterial road linking Brighton, Worthing, Portsmouth and Southampton. The site provides easy access to the motorway, rail, sea and air connections and is located opposite the Portfield retail park which is home to John Lewis, Currys PC World, Marks & Spencer's Food and Dunelm Mill.

Description

Unit B10 is an excellent, 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 could be utilised for a variety of commercial businesses although it should be noted that there is a restriction prohibiting motor repairs or servicing being carried out on site.

The unit benefits from the following:

- 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	687	64
First Floor (Mezzanine)	350	32
Total	1,037	96

Terms

The property is available by way of a new full repairing and insuring lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £15,750. Interested parties are asked to contact Chichester District Council to ascertain what rates relief, if any, is applicable to their business.

Summary

- + **Rent** – £11,750 Per Annum Exclusive
- + **VAT** – To Be Charged
- + **Service Charge** - £675 + VAT Per Annum
- + **Buildings Insurance** – To Be Confirmed
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – A(24)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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