

**FREEHOLD  
FOR SALE  
OR TO LET**



ANOTHER  
**GLENMORE**  
DEVELOPMENT  
[www.glenmore-group.co.uk](http://www.glenmore-group.co.uk)

# Glenmore **Business** Park

**DOMINION WAY, WORTHING BN14 8NT**



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

**Units from 858 sq ft** upwards with allocated parking

Indicative photographs





## GlenmoreBusinessPark



### KEY FEATURES

- 6m internal eaves height
- 15 kN/m<sup>2</sup> ground floor loading capacity
- Electric roller shutter loading doors
- High quality micro-rib cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces
- 24 hour access

### ACCOMMODATION

Floor Areas (sq ft GIA)			
Unit	Ground	First	Total
1	1603	805	2408

Floor Areas (sq ft GIA)			
Unit	Ground	First	Total
2	840	427	1267
3	833	416	1249
4	833	416	1249
5	1003	521	1524
6	1003	521	1524
7	833	416	1249
8	833	416	1249
9	840	427	1267

Floor Areas (sq ft GIA)			
Unit	Ground	First	Total
10	700	350	1051
11	596	298	894
12	605	302	907
14	605	302	907
15	611	312	923
16	671	343	1014
17	664	333	997
18	664	333	997
19	1071	536	1606

Floor Areas (sq ft GIA)			
Unit	Ground	First	Total
20	1528	763	2291

Floor Areas (sq ft GIA)			
Unit	Ground	First	Total
21	583	290	873
22	576	282	858
23	583	292	875

### LOCATION

Glenmore Business Park comprises a new development of 22 units in a landscaped setting within an established commercial area in Worthing, West Sussex. The development is located within a thriving business area, within easy reach of Brighton, Chichester and Crawley, thanks to its proximity to the A27, and to the wider UK motorway network via the M27, A3M and M23.

### DESCRIPTION

The new units will provide a mix of light industrial, warehouse or offices built with steel portal frames, low-level brick facias 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 858 sq ft up to 2,408 sq ft, with an option to combine to form larger units as necessary.

### SERVICES

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

### 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.

**IMPORTANT NOTICE:** Flude Property Consultants, Justice & Co 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 Flude Property Consultants and Justice & Co have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

Brochure printed May 2023 • Designed & produced by [www.propertymarcom.co.uk](http://www.propertymarcom.co.uk)



**Brandon White, Flude**  
M: 07925 284528  
E: b.white@flude.com

**Mark Minchell, Flude**  
T: 01243 819000  
E: m.minchell@flude.com



**Jon Justice**  
**Justice & Co**  
T: 01903 251600  
M: 07398 163431  
E: jon@justiceandco.co.uk

Sainsbury's

currys

bensons  
beds

B&Q

CHICHESTER

A27

BRIGHTON

pets  
at home

TOOLSTATION



PLUMBASE

CILS

gsk

Glenmore Business Park

HOWDENS

BOOKER  
RETAIL

SCREWFIX

Allergy Therapeutics

Nordell

eti

Rayner

