

4,048 SQ FT (376 SQ M)
FREEHOLD BUSINESS UNITS FOR SALE
(UNITS AVAILABLE TO PURCHASE SEPERATELY)



BAND B ENERGY PERFORMANCE RATING
UNITS 39 & 40 GLENMORE BUSINESS PARK
CHICHESTER
WEST SUSSEX
PO19 7BJ

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Glenmore Business Park is a prime 10.34-acre site on the outskirts of Chichester immediately adjacent to the A27 arterial route linking Brighton, Worthing, Portsmouth and Southampton, with easy access to the M27, A23 and M23.

DESCRIPTION

Built in 2018, these mid-terraced units are being offered with vacant possession.

ACCOMMODATION (GROSS INTERNAL AREAS)

Unit 39

Ground Floor	1,348 sq ft (125.2 sq m)
First Floor	676 sq ft (62.8 sq m)
Total	2,024 sq ft (188.0 sq m)

Unit 40

Ground Floor	1,348 sq ft (125.2 sq m)
First Floor	676 sq ft (62.8 sq m)
Total	2,024 sq ft (188.0 sq m)

Total Accommodation	4,048 sq ft (376.0 sq m)
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UNIT FEATURES

- Excellent EPC rating
- Connected to 3 phase power
- 6m internal eaves height
- Power floated screeded floor
- 15 kN/m2 floor loading capacity
- Trapezoidal roof cladding
- Natural roof lighting
- Insulated loading door
- LED lighting
- On-site parking

FREEHOLD PRICE

£570,000 + VAT

An option to purchase either unit separately is available at £295,000 + VAT

ESTATE SERVICE CHARGE

£2,061 per annum for the combined units.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

Online records www.gov.uk indicate separate assessments for each unit.

Unit 39 - Rateable Value £17,000 | Rates Payable £8,483

Unit 40 - Rateable Value £17,000 | Rates Payable £8,483

Interested parties are advised to contact Chichester District Council, Council Tax and Benefits Department to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

The energy efficiency rating for these units falls within Band B (46). Certificates can be made available by email on request or downloaded online from GOV.UK website portal.

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

Andrew Algar – Director of Commercial Property

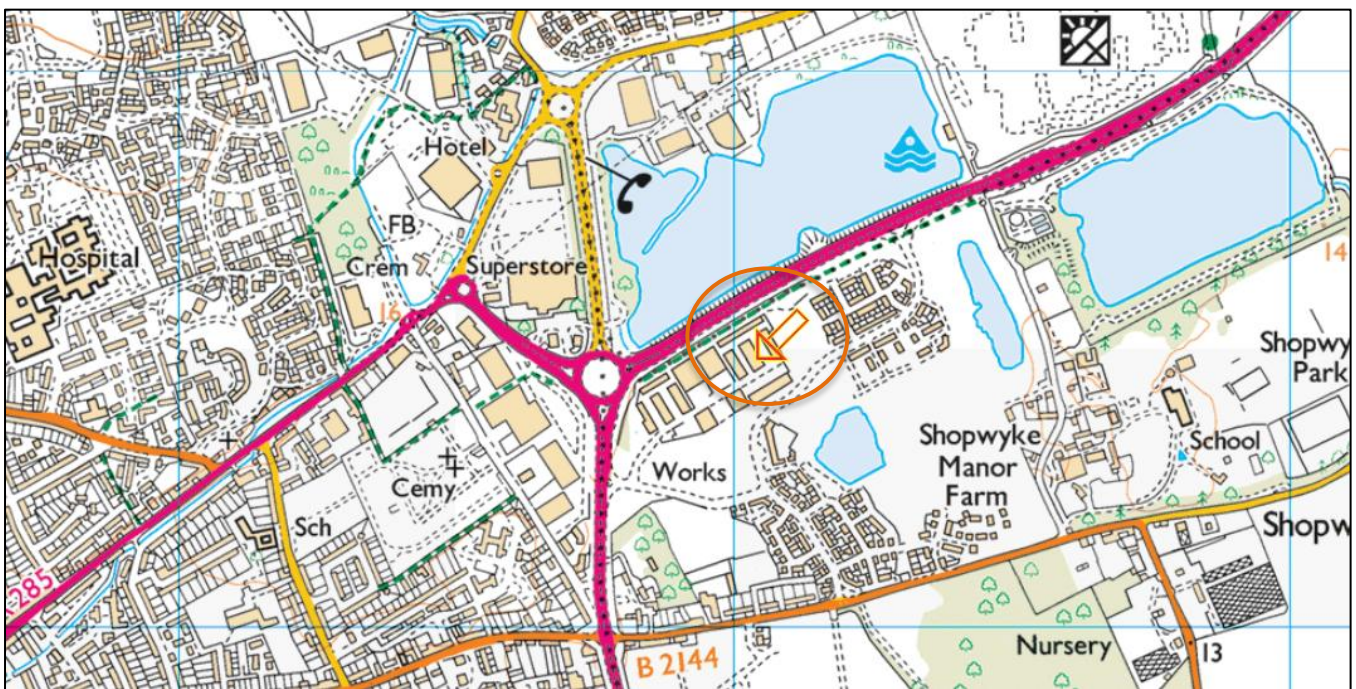
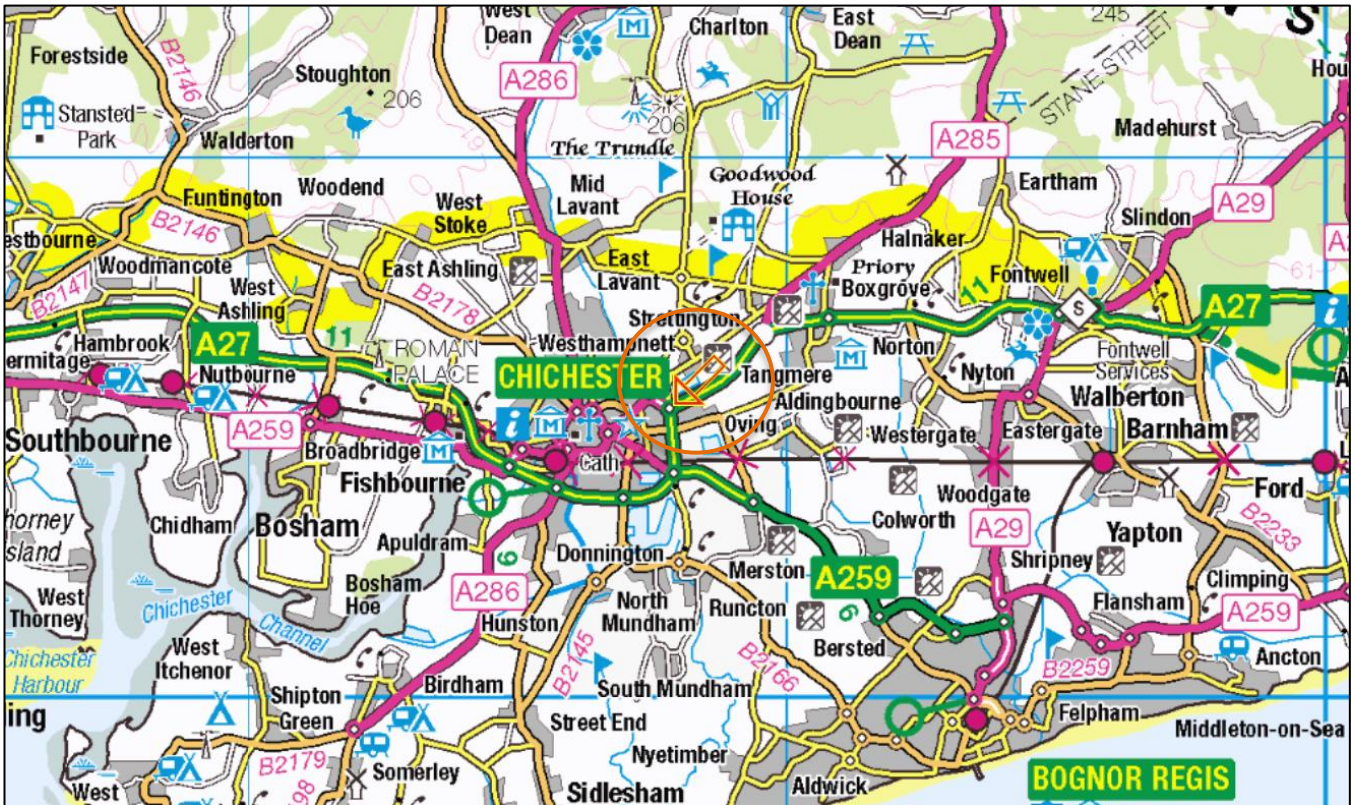
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LOCATION MAPS - NOT TO SCALE



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