

**FREEHOLD FOR SALE**  
**WELL-SPECIFIED, MODERN BUSINESS UNIT**  
**\*HIGH BAND "A" EPC RATING\***  
**\*FAST CONNECTING ROAD LINKS TO THE A27\***



**UNIT 15 GLENMORE BUSINESS PARK**  
**PORTFIELD, 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

The subject unit benefits from having an end of terrace corner position with the double-height double-aspect glazed corner entrance, which not only provides both the ground floor and the mezzanine with lots of natural light, but the greenhouse effect also helps to keep the unit warm in winter. There is also an opening side window at mezzanine level which provides more natural light to the mezzanine level and plenty of fresh air in the summer. The mezzanine level is presently configured as an open-plan office with wall lighting, power points, grey carpet tiles and has been pre-wired with Cat-5 cabling to allow for a hard-wired computer network and internet access. The unit comprises approximately 1,037 sq ft (96.3 sq m) over both floors and benefits from three allocated parking spaces.

## ACCOMMODATION (GROSS INTERNAL AREAS)

Ground Floor	687 sq ft (63.8 sq m)
Mezzanine Floor	350 sq ft (32.5 sq m)
Total Area	1,037 sq ft (96.3 sq m)

## PROPERTY FEATURES

- High Band "A" EPC rating
- Connected to 3 phase power
- 6m internal eaves height
- Power floated screeded floor
- 15 kN/m<sup>2</sup> floor loading capacity
- Trapezoidal roof cladding
- Natural roof lighting
- Insulated loading door
- LED lighting
- Dedicated on-site parking

## TENURE

Freehold with vacant possession.

## PRICE

£215,000 + VAT

## ANNUAL ESTATE SERVICE CHARGE (ENDING DECEMBER 2026)

£537.68 + VAT

## BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The on-line Rateable Value listed by GOV.UK is £15,750. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £6,804. Interested parties are advised to Chichester District Council, Council Tax and Benefits Department or alternatively, this information is available on-line through GOV.UK [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## ENERGY PERFORMANCE RATING

The energy efficiency rating for this unit falls within Band A (23). A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

## VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)

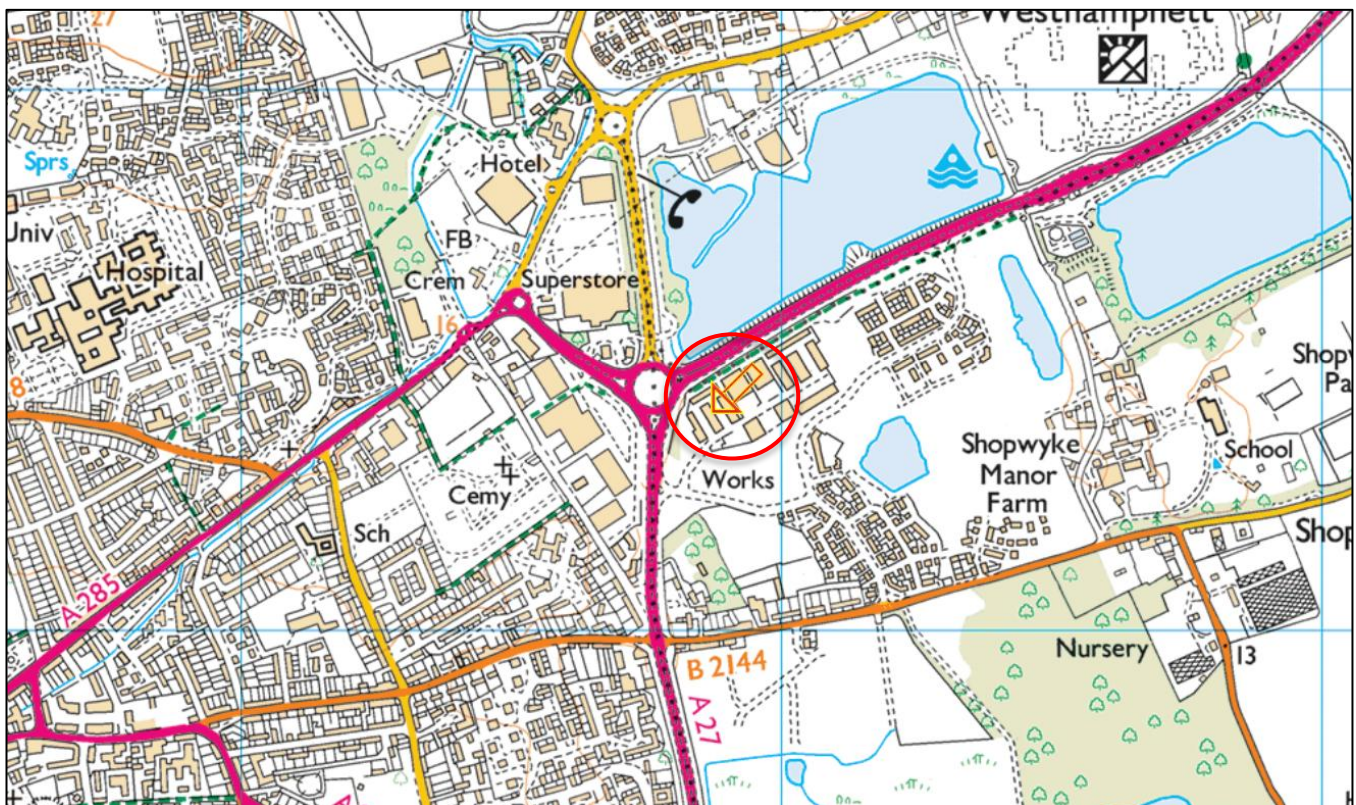
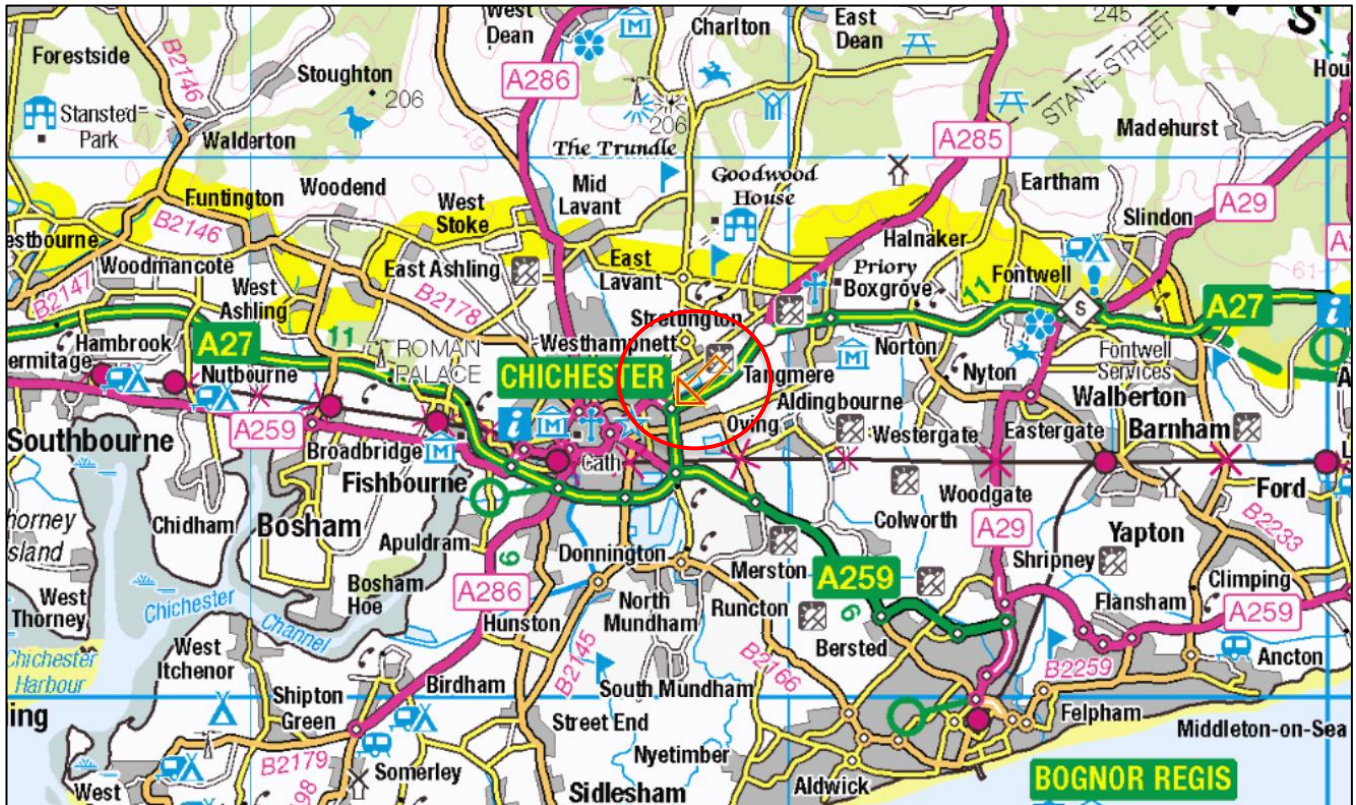
## CONTACT

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## LOCATION MAPS - NOT TO SCALE



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