

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



UNIT 46 GLENMORE BUSINESS PARK
PORTFIELD
CHICHESTER
WEST SUSSEX
PO19 7BJ

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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.

ACCOMMODATION (GROSS INTERNAL AREAS)

Ground Floor	894 sq ft (83 sq m)
Mezzanine Floor	452 sq ft (42 sq m)
Total	1,346 sq ft (124 sq m)

UNIT FEATURES

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

TENURE

Freehold with vacant possession.

PRICE

£265,000 + VAT

ANNUAL ESTATE SERVICE CHARGE (APPROXIMATELY)

£600.00 + VAT

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The online Rateable Value advertised by GOV.UK is £20,500. The Uniform Business Rates multiplier for 2026/2029 is 43.2p in the £ making the Rates Payable £8,856. Interested parties are advised to Chichester District Council, Council Tax and Benefits Department or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

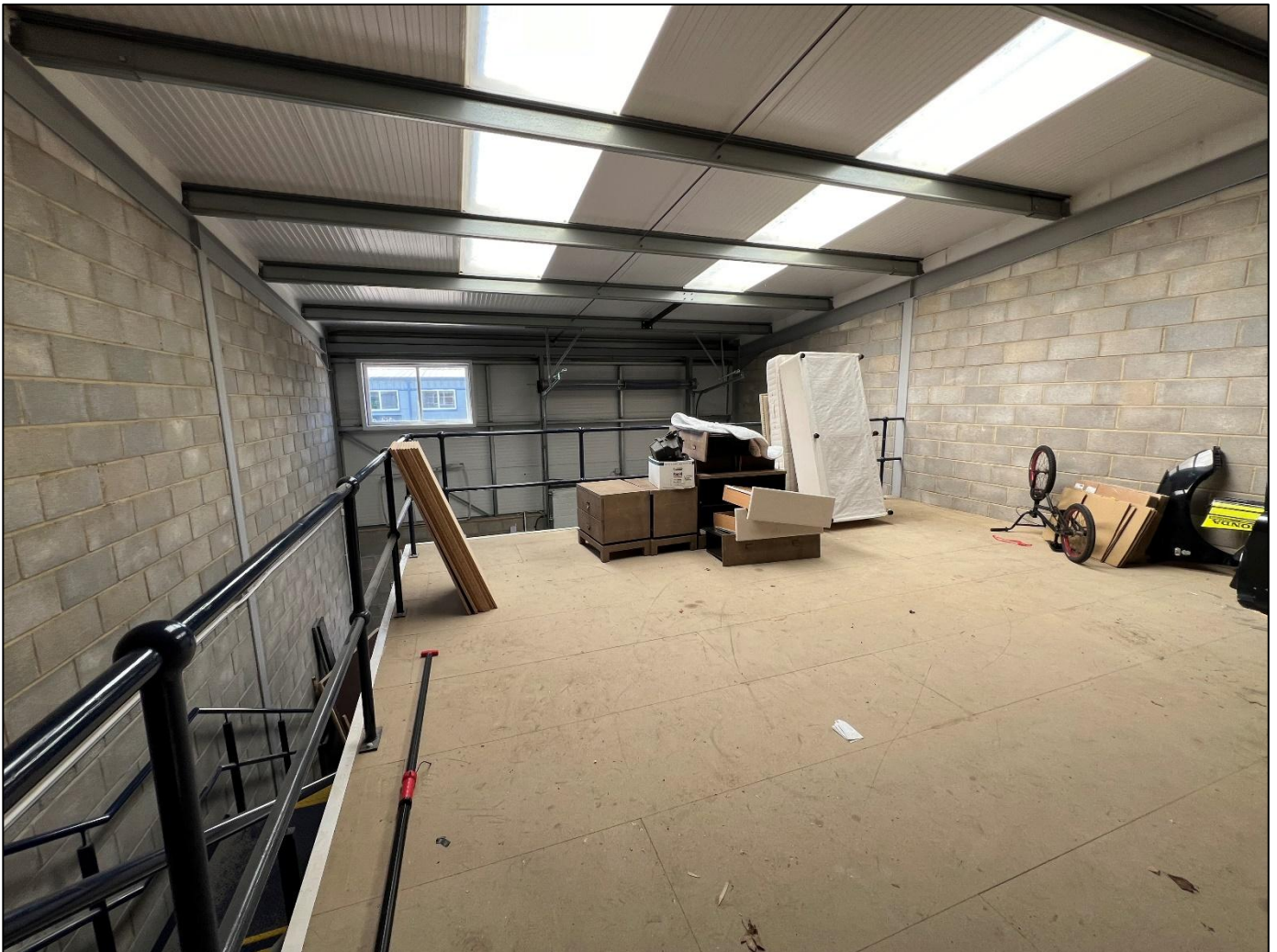
The energy efficiency rating for this unit falls within Band B (48). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

VIEWING ARRANGEMENTS

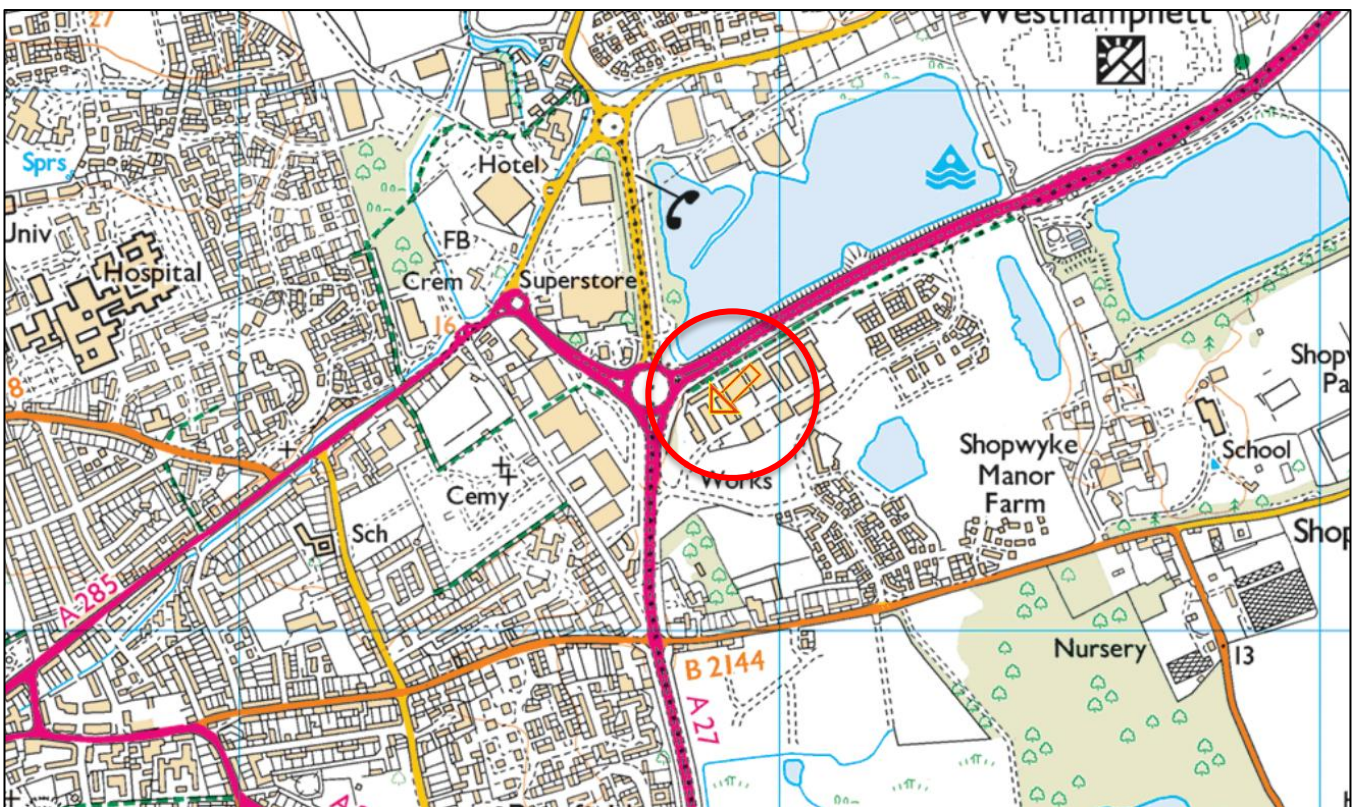
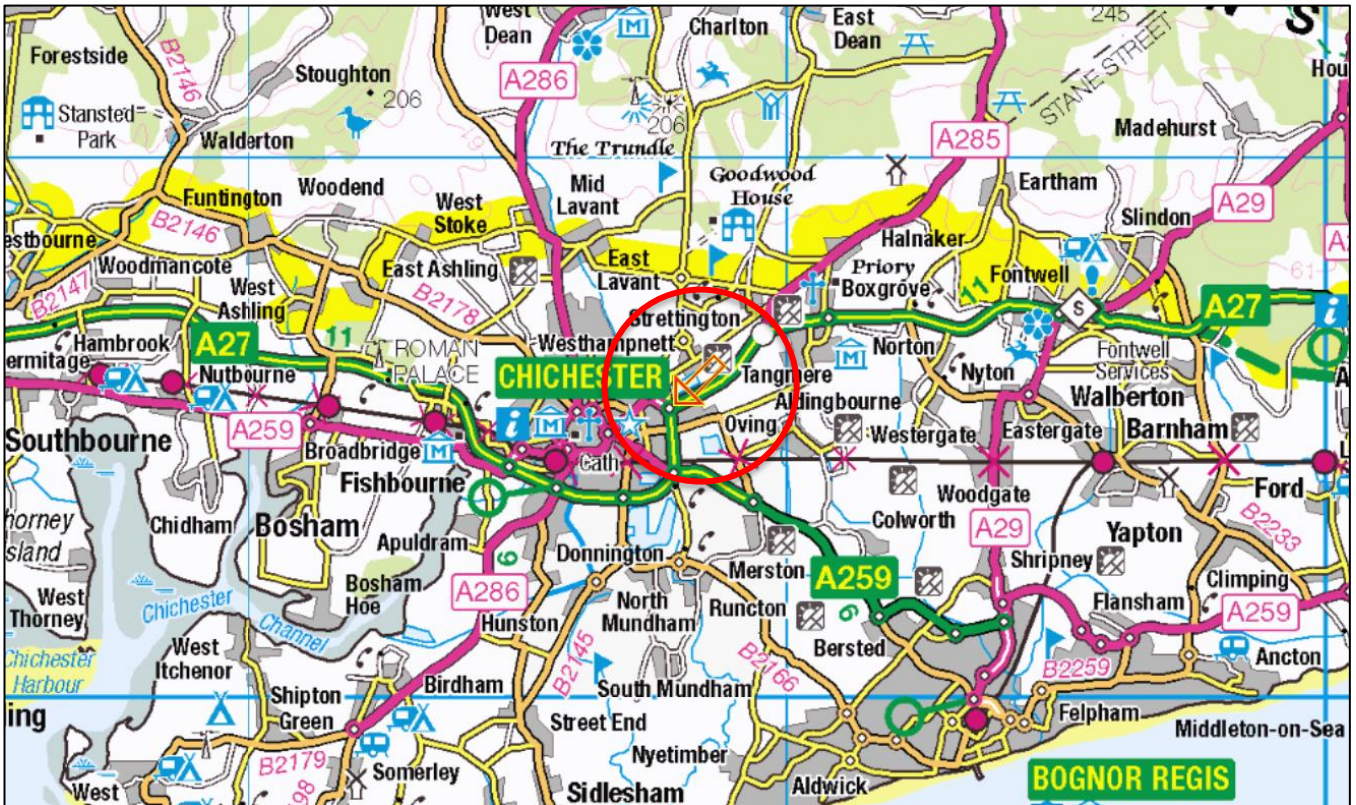
By appointment through sole selling agents
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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LOCATION MAPS - NOT TO SCALE



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