

WELL-SPECIFIED, MODERN BUSINESS UNIT TO LET

GRADE "A" EPC RATING

VIDEO TOUR AVAILABLE



47.67% SMALL BUSINESS RATES RELIEF AVAILABLE

UNIT 11 GLENMORE BUSINESS PARK PORTFIELD, CHICHESTER WEST SUSSEX PO19 7BJ

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

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	687 sq ft (63.81 sq m)
Mezzanine Floor	400 sq ft (37.12 sq m)
Total Area	1,087 sq ft (100.93 sq m)

PROPERTY FEATURES

- High EPC rating
- Air-conditioned (heat/cool air)
- 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
- Intruder alarm
- Dedicated on-site parking

RENT

£14,500 + VAT per annum exclusive, payable monthly in-advance by bank standing order.

ANNUAL ESTATE SERVICE CHARGE (ENDING DECEMBER 2025)

£530.84 + VAT

TERMS

The unit is being offered for rent on a new full repairing and insuring lease basis for a term to be agreed. A rental deposit and trade references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II)

BUSINESS RATES (2024/2025 FINANCIAL YEAR)

Rateable Value advertised on-line by GOV.UK for 2024/2024 is £13,750. The Uniform Business Rates multiplier for 2024/2025 is 49.9p in the £ making the Rates Payable £6,861.25. **There is currently 47.67% Small Business Rates Relief available.** 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 A (24). A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

VIEWING ARRANGEMENTS

By appointment through sole letting agent's Henry Adams Commercial. A walk-through video tour of the accommodation can be made available via WhatsApp on request to the following mobile 07868 434449.

CONTACT

Andrew Algar – Director of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk



