

1,346 SQ FT (124 SQ M)
WELL-SPECIFIED, MODERN BUSINESS UNIT TO LET
GRADE "B" EPC RATING



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
- Power floated screeded floor
- 15 kN/m² floor loading capacity
- Trapezoidal roof cladding
- Natural roof lighting
- Insulated loading door
- LED lighting
- Dedicated onsite parking

RENT

£15,000 + VAT per annum exclusive, payable monthly in-advance by bank standing order.

ANNUAL ESTATE SERVICE CHARGE (APPROXIMATE)

£570.00 + 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 (2025/2026 FINANCIAL YEAR)

The online Rateable Value advertised by GOV.UK is £18,000. The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £8,982. 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

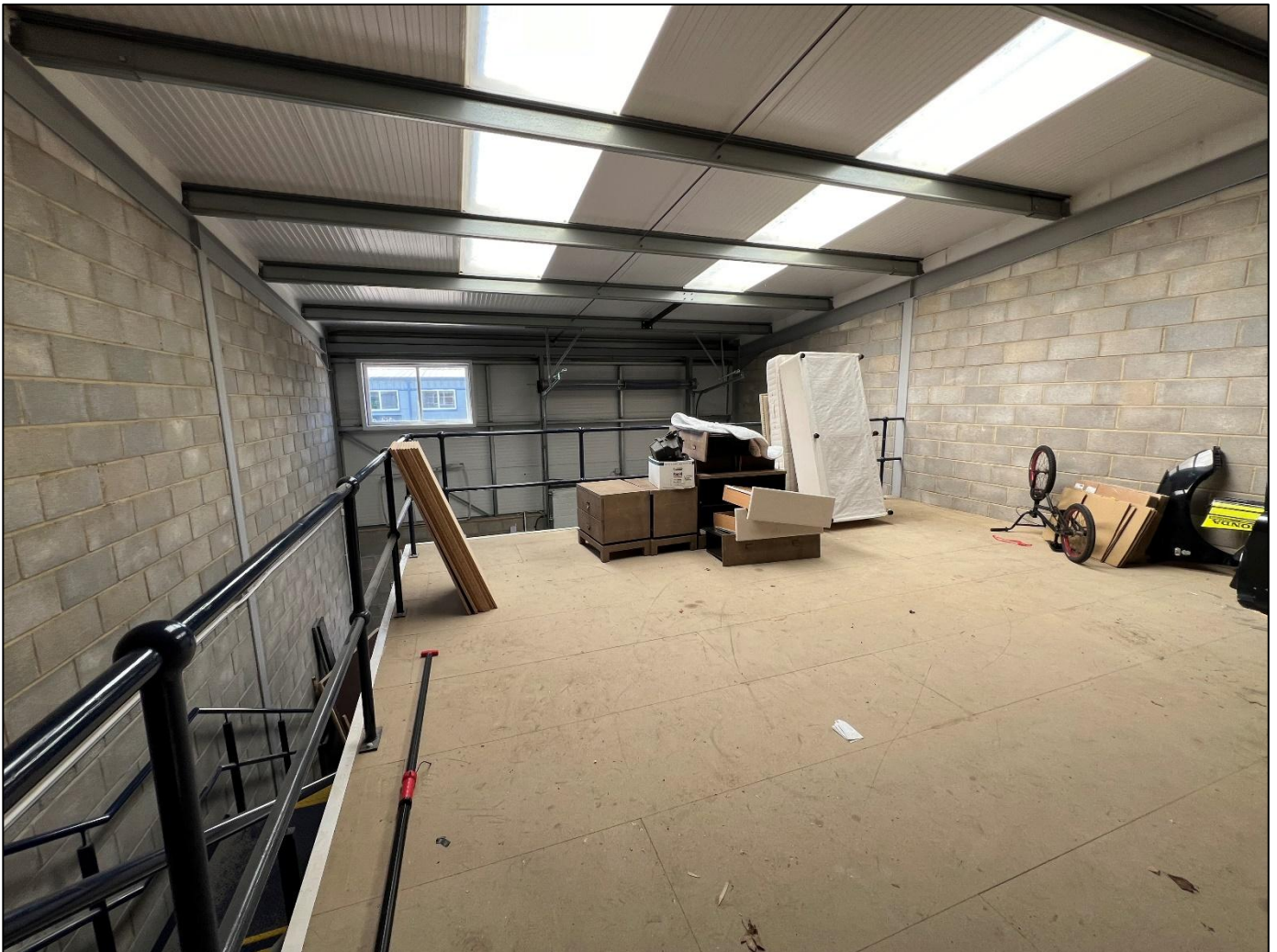
The energy efficiency rating for this unit falls within Band B (48). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

VIEWING ARRANGEMENTS

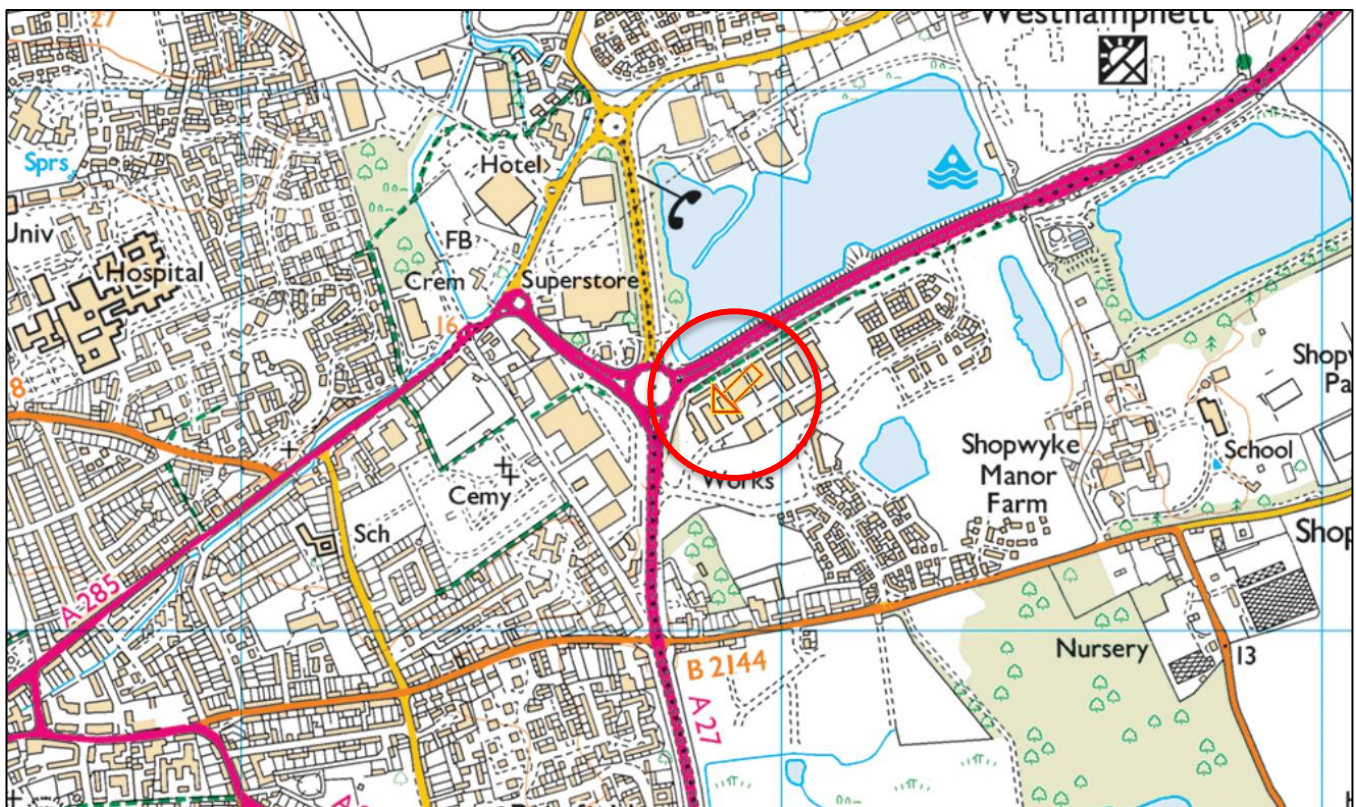
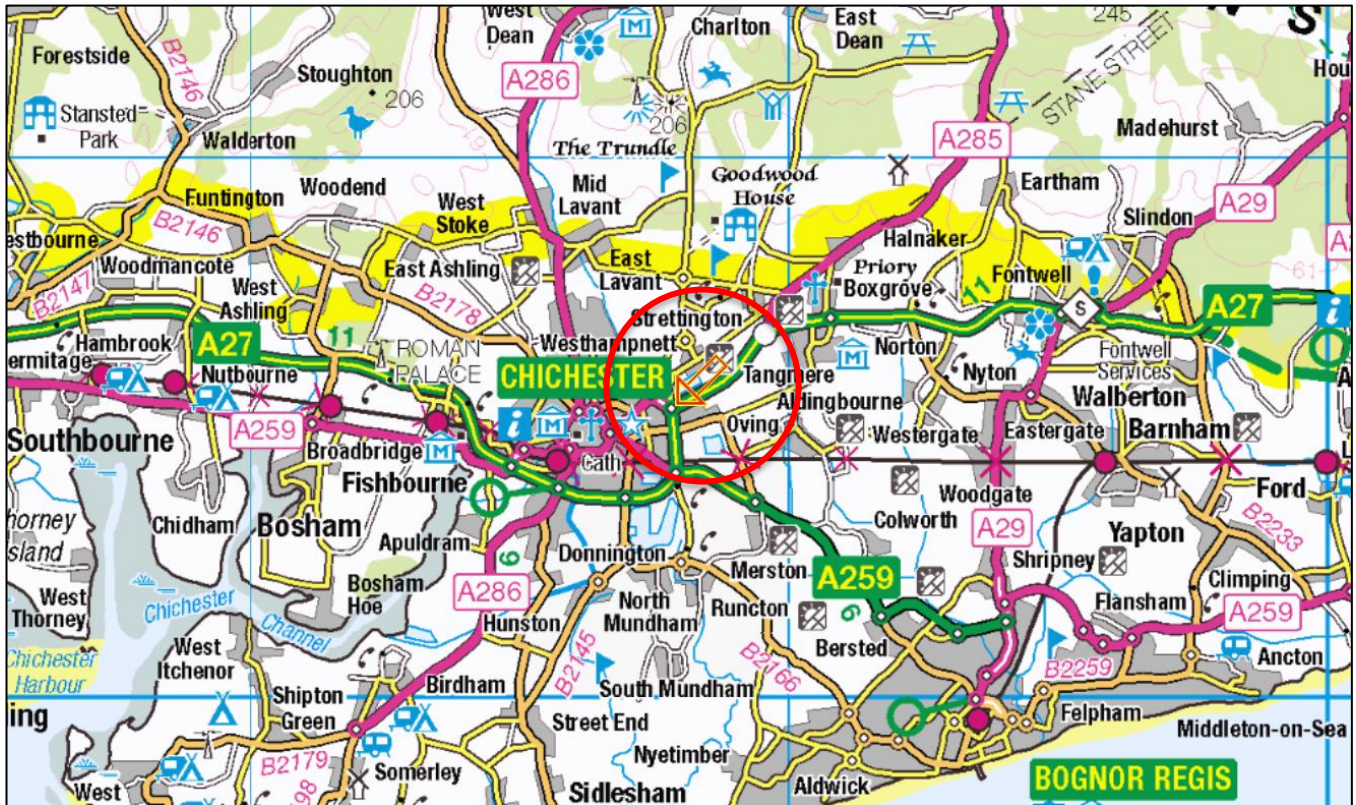
By appointment through sole letting agents
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. **Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance.** Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.