



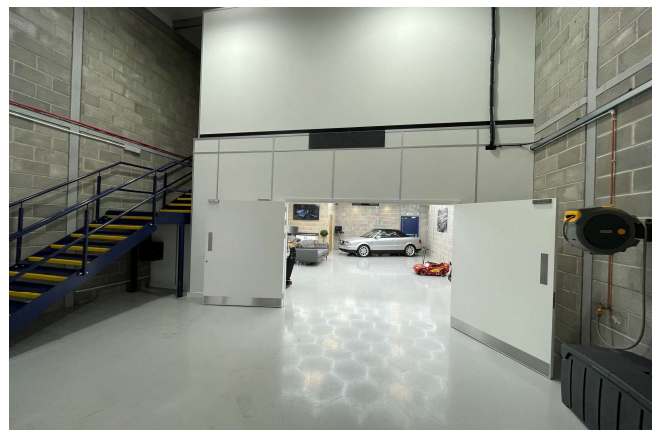
**LIGHT INDUSTRIAL /  
WAREHOUSE / BUSINESS  
UNIT**

2,023 Sq Ft  
(188 Sq M)

**Offers In Excess of  
£325,000**

## Freehold High Spec Light Industrial / Warehouse Unit with Offices & Parking

- + Situated on Popular Glenmore Business Park
- + 6 Metres Internal Eaves Height
- + 2 Allocated Parking Spaces Plus Loading Bay
- + Situated Opposite Portfield Retail Park on A27
- + Constructed in 2016
- + High Spec Unit – Viewing Highly Recommended



## Location

The Cathedral city of Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of the city of Brighton. The city has excellent road communications being situated on the A27 which runs east to Worthing & Brighton and west to Portsmouth and Southampton where it connects with the M27 & M3 motorways. Glenmore Business Park was constructed in 2016 and is a commercial development over 10.34 acres situated on the A27 adjacent to the Portfield Retail Park which is home to national occupiers such as John Lewis, M&S, Halfords and Dunelm Mill.

## Description

An extremely rare freehold opportunity to acquire a high quality industrial / warehouse unit with first floor office accommodation benefitting from brock elevations and micro rib cladding. The unit provides superb ground floor warehouse accommodation with well fitted offices, boardroom and kitchen at first floor mezzanine level. Externally the unit comes with two allocated parking spaces by a loading bay area in front of the roller shutter door. There is an opportunity for a purchaser to purchase the existing fixtures and fittings by way of separate negotiation. Viewing is strongly recommended.

## Specification

- 6 Metres Internal Eaves Height
- Air Conditioning
- Burglar Alarm & CCTV
- Separate Managers Office / Boardroom at First Floor
- Electric Roller Shutter Door
- 2x Kitchens (1x Ground Floor & 1x First Floor)
- Video door entry intercom system with internal fob access system
- EV Car Charger
- Powder Coated Screeded Floor
- 15kn/per sq m floor loading
- 2x WCs
- 3 Phase Electric

## Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Warehouse	1341	125
First Floor Meeting Room	135	13
First Floor Office	450	41
First Floor Archive Store	30	3
First Floor Kitchen	67	6
<b>Total</b>	<b>2,023</b>	<b>188</b>

## Estate Service Charge

The unit is liable for an estate service charge in the region of £1,000 + VAT per annum. This includes landscaping, communal signage, general repairs and maintenance, refuse and clearance, common part utilities, common parts insurance, sinking fund, accountancy and management fees. Further information is available upon request.

## Summary

- + **Tenure** – Freehold with full vacant possession upon completion
- + **Guide Price** – Offers in Excess of £325,000
- + **VAT** – Is not to be charged on the purchase price
- + **Business Rates** – Rateable Value = £19,000
- + **EPC** – B(44)

## Viewing & Further Information

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