

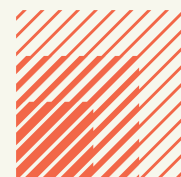


L44 Glenmore Business Park

Portfield Works, Chichester Bypass,
Chichester, West Sussex PO19 7BJ

TO LET

120.21 sq.m. (1,294 sq. ft)



**HELLIER
LANGSTON**

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High Quality Industrial / Warehouse

Description

The property is an excellent, high quality industrial / warehouse unit benefitting from brick elevations and micro rib cladding. The unit provides ground floor warehouse accommodation with further storage or office space available on the first floor mezzanine level.

- 6m internal eaves height
- 15kn/per sq.m floor loading
- 2 parking spaces plus loading bay
- Separate Pedestrian door
- Power floated floor with epoxy finish

Rent

The property is available by way of a new full repairing & Insuring lease at an initial rent of £8,000 pa rising to £16,000 pa in year 2, subject to a minimum term of 5 years. Rents are exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Warehouse and Premises £15,000.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating - B48

VAT

The property is VAT elected.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq.m	sq.ft
Ground Floor	81.75	880
Mezzanine	38.46	414
Total GIA	120.21	1,294

Estate Charge

An estate charge is levied for communal costs, currently £588 + VAT per annum.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

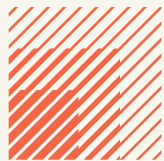
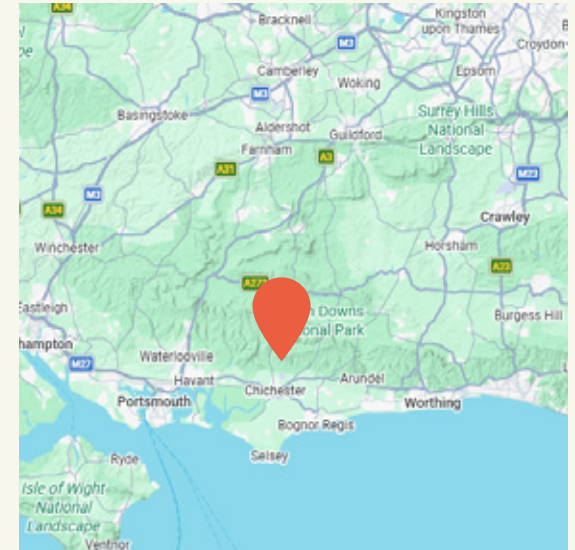
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Location

Glenmore Business Park is a prime 10.34 acre site located on the outskirts of Chichester and has direct access to the A27 which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects to the A27, A3(M) and M27 motorways.

It is close to Portfield Retail Park which is home to national occupiers such as John Lewis, M&S, Homesense, Halfords and Dunelm.



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Strictly by appointment with sole agents Hellier Langston.