




Unit L44 Glenmore Business Park, Portfield Works
Chichester By Pass, Chichester, West Sussex PO19 7BJ

TO LET | 120.21 sq. m. (1,294 sq. ft.)






Summary


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

 6m eaves height

 Located opposite Portfield Retail Park on A27

 2 allocated parking spaces plus loading bay

 New lease

 Low estate charge

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

£16,000 per annum 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 £18,000

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

Accommodation

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

Floor	Sq. m	Sq. ft
Ground Floor	81.75	880
Mezzanine	38.46	414
Total:	120.21	1,294

Estate Charge

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

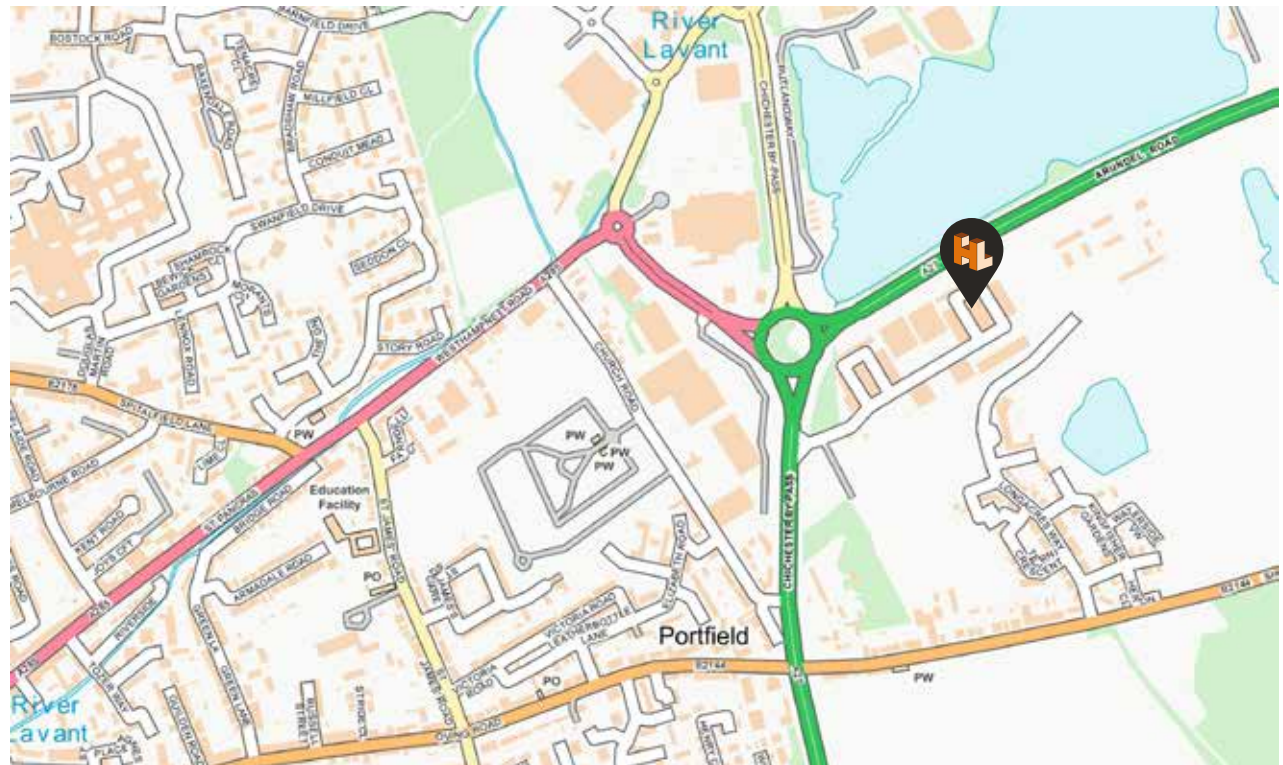
EPC Rating

Rating - B48

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 with the A3(M), M27 and M3 motorways.

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



VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. The property is VAT elected.

Viewing

Strictly by appointment with the sole agents Hellier Langston.

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.

Schedule an appointment

www.hlp.co.uk

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Contact our agency team

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