

INDUSTRIAL/WAREHOUSE UNIT TO LET

- Situated in Popular Glenmore Business Park, Chichester
- Two Allocated Parking Spaces
- Roller Shutter Door with Separate Pedestrian Access
- Loading Bay

Interested in this property? Please contact us on 01903 792785

UNIT N65, GLENMORE BUSINESS PARK PORTFIELD WORKS, CHICHESTER BY PASS, CHICHESTER, WEST SUSSEX, PO19 7BJ

Location

Located within Glenmore Business Park in Chichester on the outskirts of Chichester, immediately adjacent to the A27 linking Brighton, Worthing, Portsmouth and Southampton.

Description

Industrial/warehouse unit to let within Glenmore Business Park located in Chichester. The unit provides ground floor warehouse area with further storage or office space available on the first floor mezzanine level. Features include loading bay with roller shutter door for direct access, separate pedestrian entrance, Three Phase electricity, LED lighting, kitchenette and disabled access WC. There are two allocated parking spaces plus the area in front of the loading bay.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	947	87.98

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £13,200 per annum, exclusive.

Business Rates

The business rates are currently being appealed and reassessed. The likely rateable value will be £12,000 therefore, this should qualify for 100% rate relief, subject to status.

EPC

The property has an EPC rating of B - 45.

VAT

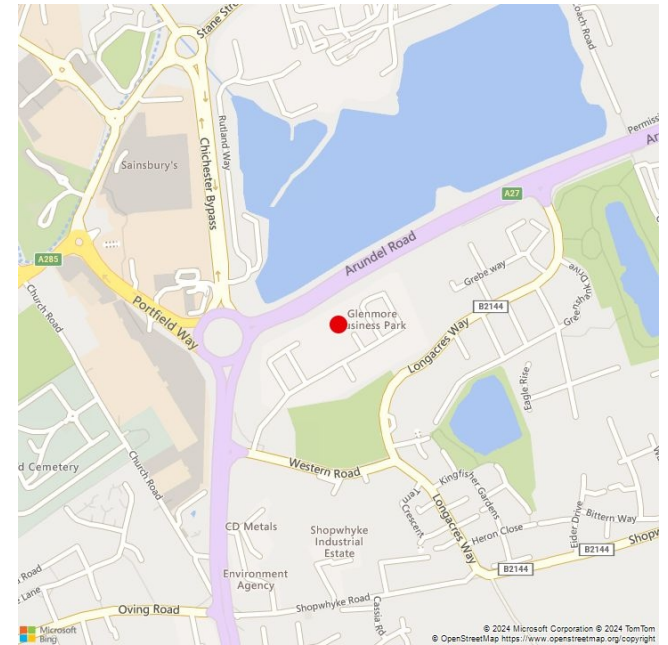
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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