



**LIGHT INDUSTRIAL /
WAREHOUSE**

1,310 Sq Ft
(122 Sq M)

RENT: £16,000 Per Annum

High Spec Warehouse / Storage Unit on Popular Chichester Estate

- + Situated on Popular Glenmore Business Park
- + Suit Variety of Commercial Uses (stpc)
- + 2 Allocated Parking Spaces + Loading Bay Area
- + Situated Opposite Portfield Retail Park on the A27
- + Constructed in 2016 - Excellent EPC Rating of A
- + Available For Immediate Occupation
- + New Lease Terms Available



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 and 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, Homesense, Halfords and Dunelm Mill.

Description

Unit A5 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.

Specification

- 15kn/per sq floor loading
- 2 parking spaces plus loading bay
- Separate Pedestrian door
- Powder coated screeded floor
- Roof Cladding

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Warehouse	680	63
First Floor Mezzanine Level	630	59
Total	1,310	122

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Estate Service Charge

The unit is liable for an estate service charge in the region of £1000 + VAT per annum. This includes landscaping, communal signage, general repairs and maintenance, refuse and clearance, common parts utilities, common parts insurance, sinking fund, accountancy and management fees.

Business Rates

According to the VOA (Valuation Office Agency) the unit has a Rateable Value of £17,000. Interested parties are asked to verify this information with Chichester District Council prior to any viewing.

Summary

- + **Rent** - £16,000 Per Annum Exclusive
- + **VAT** – To Be Charged On The Rent & Service Charge
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs Incurred
- + **EPC** – A(24)

Viewing & Further Information

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