

3 MONTHS
RENT-FREE
AVAILABLE



Unit K41 Glenmore Business Park
Chichester, West Sussex. PO19 7BJ

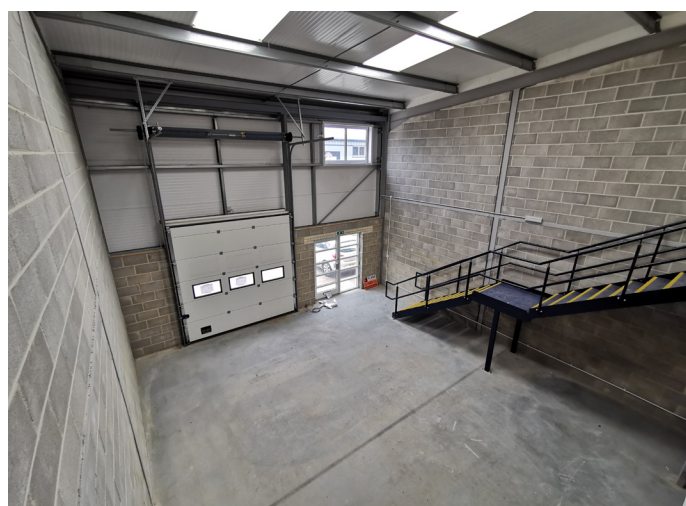
TO LET

MID TERRACE WAREHOUSE / INDUSTRIAL UNIT

Total GIA 188.03 sq m (2,024 sq ft)

Key Features:

- 3 Months rent free available on a 3 year commitment
- Attractive estate built in late 2010's
- Adjoining the A27
- Ground floor warehouse with 50% mezzanine
- Mains gas supply
- Three phase electricity supply
- Floor loading capacity 15 kN/m
- One loading bay and two car parking spaces
- To let on new FRI lease
- Up & over roller shutter door (3m x 3m)





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Location

The Cathedral City of Chichester is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton.

Glenmore Business Park adjoins the A27, offering quick access both East & West towards the M27 & A23/M23.

The nearby Portfield retail park, Portfield Trade Centre & Chichester Trade Centre are host to a wide variety of national retail and trade operators.

Accommodation

Unit K41 forms a mid terrace industrial / warehouse property of steel and breeze block construction, constructed in the mid 2010's. Internally the unit is arranged over ground and mezzanine first floor benefiting from a disabled w/c, three phase electric and mains gas supply. The property can be accessed either by pedestrian or up & over roller shutter door (3m x 3m).

We have measured and calculate the accommodation to have an approximate Gross Internal Area (GIA) of 188.03 sq m (2,024 sq ft).

EPC

We understand the property to have an EPC rating of B (46).

Business Rates

Rateable Value (2023): £17,000.

Planning

We understand that the premises benefit from B1(c) / B2 / B8 uses within the Use Classes Order 1987 (as amended).

No motor trade or leisure uses permitted.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rental of £22,000 per annum exclusive.

A rental incentive or 3 months rent free, or equivalent, is available for occupiers on the basis of a 3 year commitment.

As service charge will be payable, which contributes towards estate management & maintenance. This is currently passing at approx £885pax.

The building insurance is currently passing at approx. £1000pax.

VAT

The property is registered for VAT, therefore payable on all sums.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



October 2024

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Site plan and location map



For identification purposes only