



TO LET/FOR SALE

Unit K42, Glenmore Business Park
Portfield, Chichester, West Sussex, PO19 7BJ



Key Features

- Attractive estate built in late 2010's
- Adjoining the A27
- Ground floor warehouse with 50% mezzanine
- Three phase electricity supply
- Mains gas supply
- Floor loading capacity 15 kN/m
- One loading bay and two car parking spaces
- Up & over roller shutter door (3m x 3m)
- For Sale with vacant possession - £305,000
- To Let on a new, effectively FRI lease - rent on application



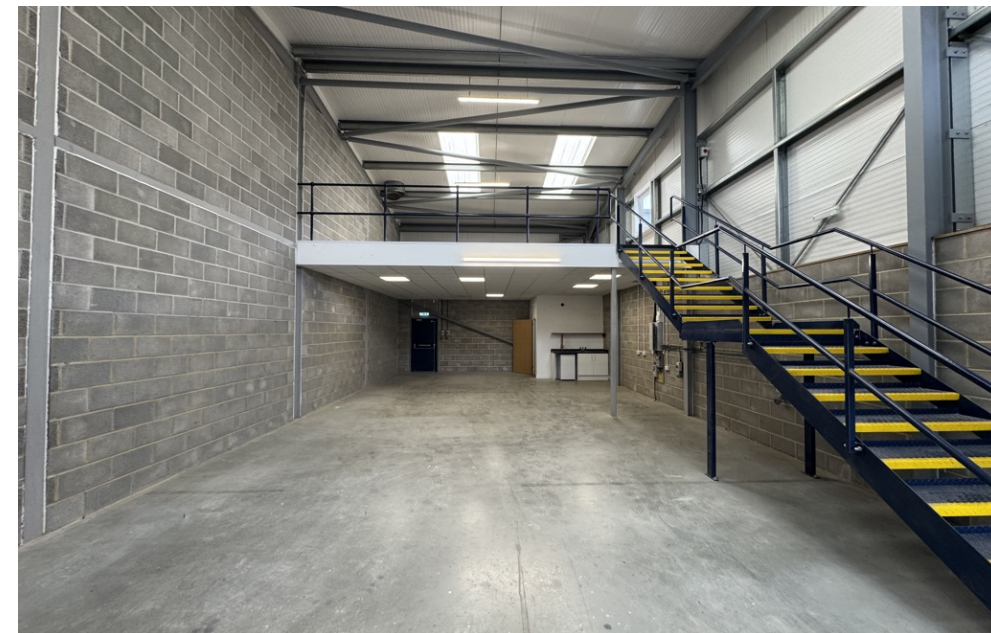
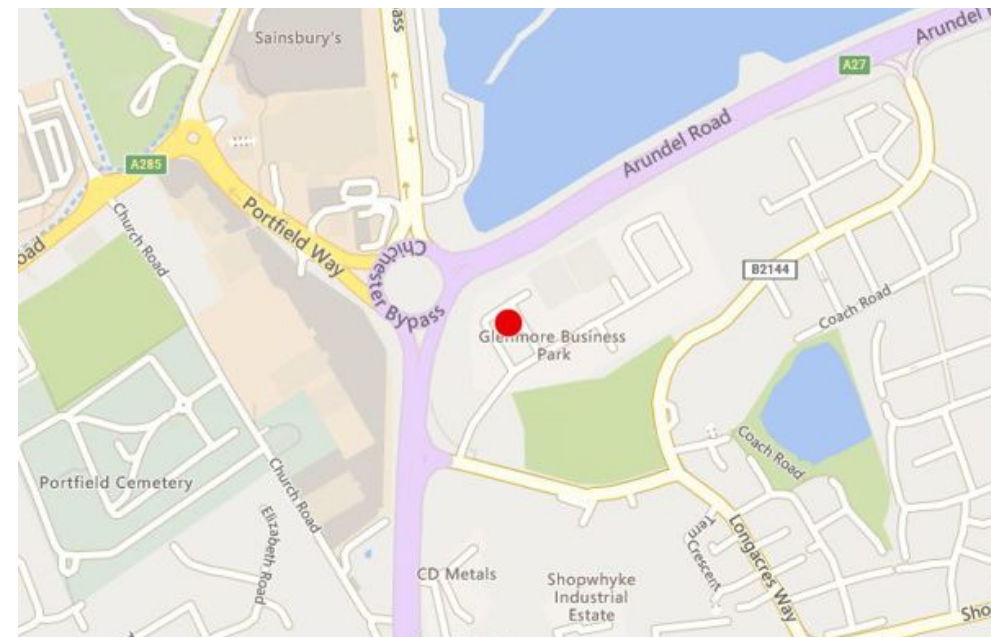


Location & Situation

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.





Description & Accommodation

Unit K42 forms an end of 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 benefitting from a disabled WC, 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 the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground floor	1,306	121.33
First floor mezzanine	649	60.29
Total	1,959	181.99





Rateable Value

Rateable Value (2026): £19,500

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property to have an EPC rating of B- 45.

Planning

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





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Terms

The property is available to purchase with vacant possession at a guide price of £305,000 for the freehold interest.

Alternatively, the property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. Quoting rent is available on request and may be subject to the lease terms occupiers commit to.

A service charge will be payable, which contributes towards estate management & maintenance. This is currently passing at approximately £900pax.

The building insurance is currently passing at approximately £1,200pax.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and



Further Information

Please contact the sole agents Flude Property Consultants:

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7 April 2026

