



TO LET

Unit M57, 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
- To let on new FRI lease
- Up & over roller shutter door (3m x 3m)



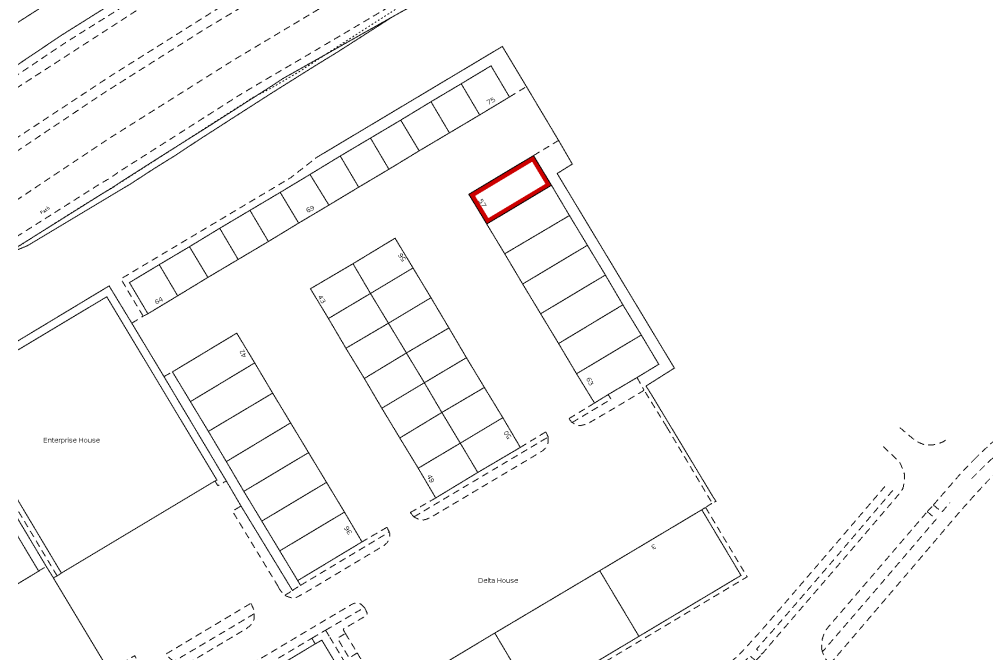


Location & Situation

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 M57 forms an end of terrace industrial / warehouse property of steel and breeze block construction, constructed in the mid 2010's. Internally the unit well decorated and 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 calculated the accommodation to have the following approximate Gross Internal Area (GIA):

Area	Sq M	Sq Ft
Ground Warehouse	123.73	1,332
Mezzanine	64.95	699
Total	188.68	2,031





Rateable Value

Rateable Value (2023): £17,000.

Occupiers should make their own enquiries in respect of their rates liability and rates payable.

EPC

We understand the property to have an EPC rating of B- 43.

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 service charge will be payable, which contributes towards estate management & maintenance. This is currently passing at approx £863pax.

The building insurance is currently passing at approx. £540pax.

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

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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March 2025

