



TO LET

Warehouse / Storage Unit with Parking - 1,345 Sq Ft

Unit L45 Glenmore Business Park, Portfield, Chichester, West Sussex, PO19 7BJ

£15,500 Per Annum

Michael
Jones
& Company

Unit L45 Glenmore Business Park, Portfield, Chichester, West Sussex, PO19 7BJ

Location

The Cathedral city of Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of Brighton. The city has excellent road communications being situated on the A27 which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with the M27 and M3 motorways. Glenmore Business Park is a recently constructed commercial development of 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, Home Sense, Dunelm Mill and Curry's.

Description

The unit provides high quality warehouse/storage space built of brick elevations and micro rib cladding. The unit provides ground floor warehouse space with further first floor mezzanine storage/office accommodation. We understand that the premises benefit from B1/B2/B8 uses within The Town & Country User Class Order 1987. Interested parties are asked to make their own enquiries to confirm that their usage would be acceptable. The unit benefits from the following key features:

6 Metre Internal Eaves Height
Floor Loading Capacity 15kN/M2
Manual Roller Shutter Loading Door
1 x Loading Bay
3x Car Parking Spaces
Trapezoidal Roof Cladding
GRV Roof Lights
3 Phase Electric
Incoming Telephone/Broadband Line

Accommodation

The property has the following approximate floor areas:

Warehouse	441 Sq Ft
Warehouse Under Supported Floor	452 Sq Ft
Mezzanine Floor	452 Sq Ft
Total	1,345 Sq Ft

Tenure

The premises are available by way of a new effective FR&I lease with terms to be negotiated and agreed.

Rent

£15,500 per annum exclusive

VAT

We are informed that VAT is to be charged on the rent and service charge.

Service Charge

The unit is liable for an estate service charge in the region of £800 plus VAT per annum.

Business Rates

According to the Valuation Office Agency website the property has a rateable value of £10,250. Full rates exemption should apply via small business rates relief subject to tenant status. Interested parties are asked to speak with Chichester District Council to confirm their eligibility.

Virtual Tour

<https://my.matterport.com/show/?m=eV1yaxz9KVJ>

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.



EPC

An EPC is available on this property upon request.

Viewing

Strictly by appointment through Michael Jones Commercial.

Michael Jones & Company Commercial

1st Floor Chapelworth House, 1 Chatsworth Road, Worthing, West Sussex, BN11 1BE

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All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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