



Warehouse / Storage Unit With Parking To Let – 1,345 Sq Ft

Unit L51 Glenmore Business Park, Chichester, West Sussex, PO19 7BJ

£14,500 per annum

Michael
Jones
& Company

Unit L51 Glenmore Business Park, 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 newly constructed 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 Staples.

Description

The unit provides high quality light 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 use is acceptable. The unit benefits from the following key features:

- **6 Metre Internal Eaves Height**
- **Floor Loading Capacity of 15kN/m sq**
- **Manual Roller Shutter Loading Door**
- **1 x Loading Bay & 2 x 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
Mezz Floor	452 sq ft
Total Area	1345 sq ft

Tenure

The premises are available by way of a new FR&I lease for a minimum term of 3 years.

Rent

£14,500 + VAT per annum exclusive

Estate Service Charge

The unit is liable for an estate service charge in the region of £800 + VAT per annum to include landscape maintenance, communal signage, general repairs and maintenance, refuse and clearance, common part utilities, common part insurance, sinking fund, accountancy and management fees.

Buildings Insurance

Approximately £562.96 per annum.

Business Rates

According to the VOA (Valuation Office Agency) the premises have a rateable value of £10,250. It is therefore



likely that interested parties will be able to obtain complete rates relief however, interested parties are asked to contact the local authority to verify the same.

Agents Note

Please note that the images were taken prior to the existing tenant taking occupation.

Virtual Tour

<https://my.matterport.com/show/?m=oMuZB9armcL>

Legal Fees

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

Viewing

Strictly by appointment through Michael Jones Commercial.

Michael Jones & Company Commercial Department
First Floor, Chapelworth House, 22-26 Chapel Road, Worthing, West Sussex BN11 1BE

01903 201212

commercial@michaeljones.co.uk www.michaeljones.co.uk

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