



Unit M57 Glenmore Business Park
Chichester, West Sussex. PO19 7BJ

TO LET

END OF TERRACE WAREHOUSE / INDUSTRIAL UNIT

Total GIA 185.50 sq m (2,000 sq ft)

Key Features:

- Brand new business estate
- Excellent road links
- Ground floor warehouse with area for first floor office or additional storage
- Swift occupation possible
- Mains gas supply
- Three phase electric supply
- Floor loading capacity 15 kN/m
- One loading bay and two car parking spaces
- To let on new FRI lease
- Rent £21,000 pax



Mezzanine Floor



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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.

Accommodation

Unit M57 forms an end of terrace industrial / warehouse property of steel and breeze block construction. Internally the unit is arranged over ground and first floor benefitting from a disabled W/C, three phase electric and mains gas supply. The property can be accessed either by pedestrian or roller shutter door.

We understand the accommodation to have the following approximate Gross Internal Area (GIA):

Area	Sq M	Sq Ft
Ground Floor	121.50 sq m	1,310 sq ft
First Floor	64.00 sq m	690 sq ft
Total	185.50 sq m	2,000 sq ft

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 rent of £21,000 per annum exclusive.

There is an estate service charge payable (estimated at £900 pax) and buildings insurance of approximately £400 payable at the Unit. Further information is available upon request.

Planning

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

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit also from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

EPC

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

Business Rates

Rateable Value (2017): £12,000.

The property qualifies for small business rates relief.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

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

6 April 2022



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Site and Location Plan



For identification purposes only.