



**L44 Glenmore Business Park**  
Chichester, West Sussex PO19 7BJ

**TO LET**

## NEW INDUSTRIAL / WAREHOUSE UNIT

Total GIA 125.04 sq m (1,346 sq ft)

### Key Features:

- Brand new business estate ready for occupation
- Ground floor warehouse with area for first floor office
- Swift occupation possible
- Ideal for new / small business
- Manual roller shutter loading door
- One loading bay and two car parking spaces
- Straight forward lease agreement
- To let on new FRI lease
- Rent £15,000 pax
- 100% rate relief may be possible





## 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

The accommodation comprises of a new ground floor industrial unit / warehouse with a mezzanine floor. The unit benefits from the following amenities:

- 6m internal eaves height
- Floor loading capacity 15 kN/m
- Roller shutter loading door
- One loading bay and two car parking spaces
- Double glazed windows
- Power floated screeded floor
- Trapezoidal roof cladding
- GRP rooflights

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

Ground Floor	82.68 sq ft	890 sq ft
First Floor	42.36 sq ft	456 sq ft
<b>Total</b>	<b>125.04 sq ft</b>	<b>1,346 sq ft</b>

## EPC

We understand the property to have an EPC rating of B46.

## 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 £15,000 per annum exclusive. There is an estate service charge payable. 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).

## Business Rates

Rateable Value (2017): £10,250.00

As the RV is below £12,000 we believe 100% small business rate relief is possible.

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

## VAT

The property is registered for VAT, therefore VAT is 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:

**Mikael Goldsmith**

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**Flude**  
PROPERTY CONSULTANTS



**24 February 2021**



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## Site and Location Plans

