



Unit 10 Glenmore Business Park

Portfield, Chichester, PO19 7BJ

£14,000 Per annum

Council Tax Band

James and James Commercial are delighted to bring to the market this high quality industrial unit To Let.

The property comprises of a ground floor Office/ Reception area and a first floor mezzanine which is currently being used as storage and has a total square footage of 1,039. The property benefits from brick elevations and micro rib cladding.

Glenmore Business Park was constructed in 2016 and occupies over 10.34 acres situated on the A27 adjacent to the Portfield Retail Park, current occupiers include, Homesense, Dunelm, M&S and Pets at Home. The Business Park is situated approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 west of Brighton.

Rent - £14,000pa
Lease - New Lease terms to be agreed

EPC rating - 24 (A)

Ratable value advertised online by GOV.UK is £13,750. Interested parties are asked to make their own enquiries to ascertain the exact cost to their business.

Legal Fees - each party to pay their own legal costs unless otherwise agreed.



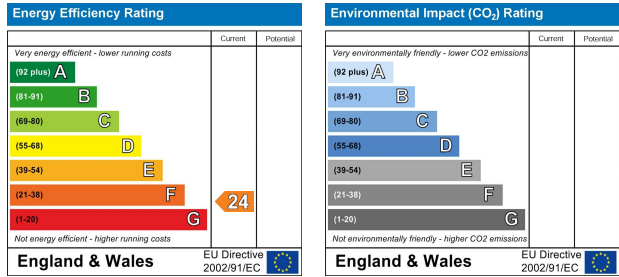
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ferring Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.