



**Modern Factory/Warehouse
Freehold For Sale / To Let**

Unit K39 & K40

Glenmore Business Park, Chichester,
PO19 7BJ

Industrial / Warehouse

TO LET / FOR SALE

4,048 sq ft

(376.07 sq m)

- Freehold For Sale or To Let
- Built in 2018
- Two Loading Doors
- 3 Phase Power
- Car Parking

Unit K39 & K40, Glenmore Business Park, Chichester, PO19 7BJ

Summary

Available Size	4,048 sq ft
Rent	£30,000 per sq ft exclusive plus VAT paid in advance
Price	£600,000
Rateable Value	£17,000 Currently the assessment is for two separate units where the rateable value for each is £17,000 plus VAT
Service Charge	£2,061 per annum plus VAT
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

Description

The premises were built in 2018 and comprise two mid terrace units currently operating as a single unit. There is 3 phase power, lighting, car parking and two loading doors.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	2,696	250.47
First Floor	1,352	125.60
Total	4,048	376.07

Location

The property is situated off the main A27 slightly to the east of the City Centre. Portsmouth is approximately 18 miles and Worthing is 21 miles.

Terms

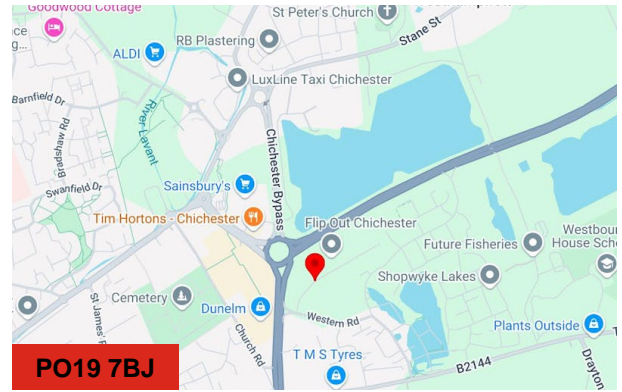
Freehold with full vacant possession is for sale at £600,000 (six hundred thousand pounds) + VAT.

Or

Freehold for each unit with full vacant possession £325,000 (three hundred and twenty five thousand pounds) + VAT.

Or

Lease for a minimum term of five years on a new full repairing and insuring lease to be outside the provisions of the Landlord & Tenant Act 1954. Rent: £30,000 (thirty thousand pounds) per annum exclusive plus VAT paid in advance.



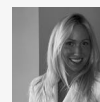
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