



**UNIT K39 AND K40, GLENMORE BUSINESS PARK, CHICHESTER,  
WEST SUSSEX, PO19 7BJ**

- **MODERN INDUSTRIAL UNIT/ FACTORY FOR SALE / TO RENT**
- **AVAILABLE ON FLEXIBLE TERMS**
- **4,048 SQ FT (376 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## 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 approximately 21 miles.

## 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.

## Floor Areas

The unit has the following approximate gross floor areas

	Sq m	Sq ft
Ground floor	250 m <sup>2</sup>	2696 sq ft
First Floor	126 m <sup>2</sup>	1352 sq ft
Total	376 m <sup>2</sup>	4048 sq ft

## 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.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

## Rent

£30,000 per annum exclusive paid in advance.

## For Sale

Freehold with full vacant possession is for sale at £600,000 plus VAT or Freehold for each unit with full vacant possession £325,000 plus VAT.

## Service Charge

The current annual service charge for the property is £2,061 per annum plus VAT.

## Business Rates – Small Business Rates Relief

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £17,000 (for each unit)

UBR (2025/2026) 49.9p in the £

Small business rates relief maybe available to eligible businesses.

## EPC

The unit has an EPC rating of B (46). EPC certificate available upon request.

## VAT

VAT is chargeable on the terms quoted.

## Legal Fees

Each party to pay their own legal costs



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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