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

TO LET/FOR SALE: MODERN FACTORY/WAREHOUSE - 4,048 SQ FT

# 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

## 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

Ground Floor: 2,696 sq ft approx

First Floor: 1,352 sq ft approx

**Total: 4,048 sq ft approx**

## 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** per annum exclusive

## Price

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

Or

Freehold for each unit with full vacant possession £325,000 (three

hundred and twenty five thousand pounds)

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Service Charge

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

## EPC

Rating B - 46

## Business Rates

Currently the assessment is for two separate units where the Rateable Value for each is £17,000.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.



## Viewing Arrangements

Via Agents Graves Jenkins.







GET IN TOUCH  
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