

TO LET | Britannia House, Glenmore Business Park, Chichester, PO19 7BJ



INDUSTRIAL / WAREHOUSE UNIT | TOTAL SIZE 1022.86 SQ M (11,010 SQ FT)



KEY FEATURES

- Prominent and highly visible location
- Established business estate
- Rare opportunity
- New lease available
- Excellent EPC Rating A 18
- Air conditioned offices
- Self-contained yard / parking area
- Newly constructed modern unit
- 8m internal eaves height
- Rent £9.25 per sq ft

LOCATION

Chichester is a well-established business location in the South East and is strategically located, being situated on the A27 south coast trunk road approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton.

The property is situated to the east of the city adjacent to the Portfield roundabout, on the Glenmore Business Park, which is a 10.34 acre site on the outskirts of Chichester. It is immediately adjacent to the A27 arterial route linking Brighton, Worthing, Portsmouth and Southampton, with easy access to motorway, rail, sea and air connections.



DESCRIPTION

The building comprises a self-contained detached warehouse unit which is visible from the A27

There is a full height loading door that fronts onto a self-contained yard / car parking area. The property was constructed in 2016.

The premises are of steel frame construction with lower brick elevations and micro rib cladding above with two storey offices. The trapezoidal roof benefits from multiple GRP roof lights and the building has an internal eaves height of 8.00 m (26 ft.). The property benefits from a power floated screed floor (loading capacity 30 kN/m²), three phase electricity and mains gas.

The unit benefits from 19 car parking spaces within the self-contained yard area.

EPC

We understand the property currently benefits from an excellent EPC rating of A 18.

BUSINESS RATES

Rateable Value: £79,500



ACCOMMODATION SCHEDULE

The property benefits from the following approximate Gross Internal Areas (GIA)

Floor	Description	Sq M	Sq ft
Ground	Reception / Staff Room	116.13	1,250
	Warehouse	789.21	8,495
Sub Total		905.34	9,745
First	Office	117.52	1,265
Total GIA:		1022.86	11,010 sq ft

Some minor rounding differences will occur in the above calculation.

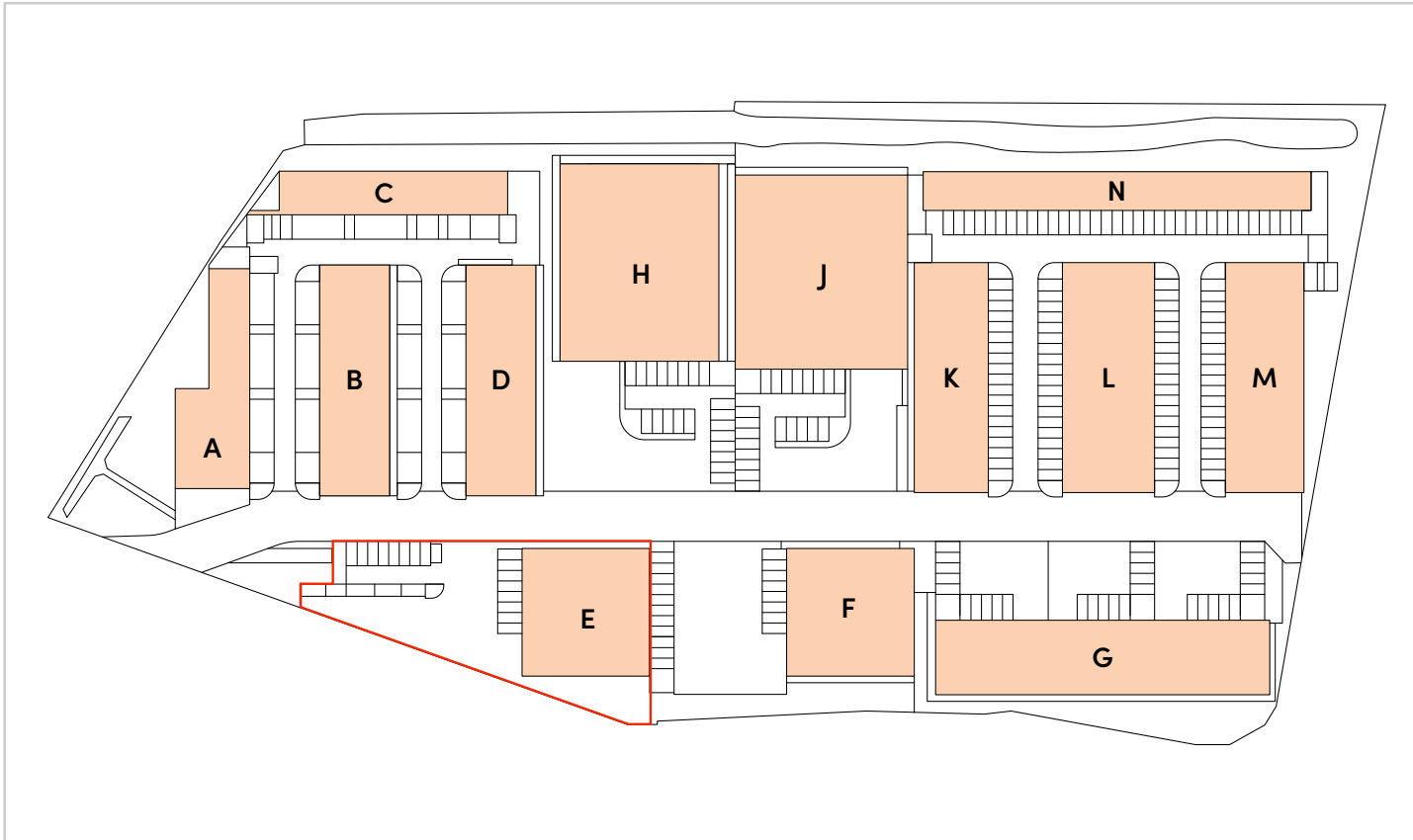
PLANNING

The Glenmore Business Park benefits from B1(c), B2 & B8 use within the Use Classes Order 1987 (as amended). The premises were most recently used for offices and warehousing. Interested parties are requested to make their own enquiries on planning.



ESTATE PLAN

Other main occupiers on site include Orbinox and Wixroyd, with nearby occupiers on the Portfield Retail Park including John Lewis, Marks and Spencer and Lidl.



RENT

The property is available to let for a term to be agreed at a commencing rent of £9.25 per sq ft per annum.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs if incurred.

Flude Commercial incorporating Garner Wood 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 Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

VIEWING AND FURTHER INFORMATION

Please contact joint sole agents:

Mikael Goldsmith
m.goldsmith@flude.com
01243 929141
07817 442525

Mark Minchell
m.minchell@flude.com
01243 929136
07711 630113

Jonathan Manhire
jonathan.manhire@eu.jll.com
02380 385626
07928 525964

Tim Clement
tim.clement@eu.jll.com
02039 577456
07970 092974

