



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

- **MODERN FACTORY/WAREHOUSE**
- **TO LET ON NEW LEASES**
- **2,024 SQ FT (188 m²) – 4,048 SQ FT (373 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The properties are situated off the main A27 giving access towards the M27 & M23.

Description

Built in 2018, with only one previous occupier. These mid- terraced units to be let combined or individually. The units come with 3 phase power, car parking, loading door & Lighting. Available Now.

Floor Areas

We have measured and calculate the accommodation to have the following approximate gross internal floor areas:

	Sq m	Sq ft
K39- Ground Floor	125.23 m ²	1,348 sq ft
K39- 1 st Floor office	62.80 m ²	676 sq ft
Total	188 SQ M	2,024 sq ft

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Terms

A new full repairing and insuring lease for a term of five years. The lease to be outside the provisions of the Landlord & Tenant Act 1954.

Rent

For individual units £19,000 per annum exclusive + VAT.

For combined units £36,000 per annum exclusive + VAT.

EPC Rating

We understand the property has a rating of B (46).

VAT

VAT will not be chargeable on the rent.

Business Rates

Small business rates relief available.

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

Rateable value: £17,000 for each unit (2023)
UBR (2023/2024) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

Legal Costs

Each party to be responsible for their own legal costs.



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.

STRICTLY BY APPOINTMENT WITH LETTING AGENTS

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