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PROPERTY PEOPLE

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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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