

**PHASE 2
NEARING
COMPLETION
LAST FEW
UNITS REMAINING!**



ANOTHER
GLENMORE
DEVELOPMENT
www.glenmore-group.co.uk

GlenmoreBusinessPark

PORTFIELD, CHICHESTER, PO19 7BJ



**FREEHOLD
FOR SALE OR
TO LET**

40 NEW B1(C)/B2/B8 INDUSTRIAL/WAREHOUSE UNITS
IN A STRATEGIC WEST SUSSEX LOCATION
From 1,346 - 2,024 sq ft with 6m internal eaves height



Indicative photos from phase 1



SITES K, L, M & N INDUSTRIAL/ WAREHOUSE UNITS 1,346 - 2,024 SQ FT

Glenmore Business Park is a prime 10.34 acre site on the outskirts of Chichester immediately adjacent to the A27 arterial route linking Brighton, Worthing, Portsmouth and Southampton, with easy access to motorway, rail, sea and air connections.

DESCRIPTION

These new industrial/warehouse units form part of the second phase of this extremely successful development, with all of the units in Phase 1 having been sold or let.

The units benefit from high quality brick elevations and microrib cladding and will provide from 1,346 - 2,024 sq ft accommodation, including first floor office/ancillary space.

SERVICES

Mains gas, 3 phase electricity, water and telecoms will be available.

TENURE

The property is available freehold or by way of a full repairing and insuring lease. Details upon application.

FURTHER INFORMATION

Please contact the joint agents for further details.

KEY FEATURES

- 6m internal eaves height
- Floor loading capacity - 15 kN/m²
- Sectional loading bay door
- 1 loading and 2 parking bays per unit
- PPC aluminium curtain walling and double glazed windows
- Power floated screeded floor
- Trapezoidal roof cladding
- GRP rooflights

ACCOMMODATION

Unit No.	Ground Floor Sq Ft	First Floor Sq Ft	Total Sq Ft	Price (plus VAT)
K36	SOLD			
K37	UNDER OFFER			
K38	1348	676	2024	£299,950
K39	UNDER OFFER			
K40	UNDER OFFER			
K41	SOLD			
K42	SOLD			
L43	SOLD			
L44	SOLD			
L45	UNDER OFFER			
L46	890	456	1346	£199,950
L47	SOLD			
L48	SOLD			
L49	SOLD			
L50	SOLD			
L51	SOLD			
L52	SOLD			
L53	UNDER OFFER			
L54	UNDER OFFER			
L55	SOLD			
L56	SOLD			
M57	SOLD			
M58	1341	672	2013	£299,950
M59	1341	672	2013	£299,950
M60	1341	672	2013	£299,950
M61	1341	672	2013	£299,950
M62	SOLD			
M63	SOLD			
N64	SOLD			
N65	SOLD			
N66	SOLD			
N67	SOLD			
N68	SOLD			
N69	SOLD			
N70	SOLD			
N71	SOLD			
N72	SOLD			
N73	SOLD			
N74	SOLD			
N75	SOLD			



IMPORTANT NOTICE: Henry Adams, Michael Jones and Lambert Smith Hampton and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Henry Adams, Michael Jones and Lambert Smith Hampton have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.