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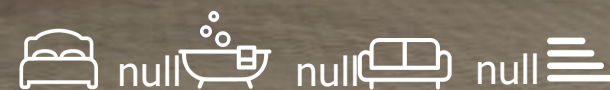


B19 Glenmore Business Park

Portfield, Chichester, PO19 7BJ

Asking price £245,000

Freehold Council Tax Band



James and James Commercial are delighted to bring to the market this high quality industrial unit For Sale, suitable for investment.

The property comprises of a ground floor warehouse and a first floor mezzanine which is currently being used as offices and has a total square footage of 1,039. The property benefits from brick elevations and micro rib cladding. The current tenants are on a FRI 5 year Lease producing an income of £13,000 plus VAT pa.

Glenmore Business Park was constructed in 2016 and occupies over 10.34 acres situated on the A27 adjacent to the Portfield Retail Park, current occupiers include, Homesense, Dunelm, M&S and Pets at Home. The Business Park is situated approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 west of Brighton.

EPC - the property has a rating of A <https://find-energy-certificate.service.gov.uk/energy-certificate/0870-0736-7179-0823-1006>

Legal Fees - each party to pay their own legal costs unless otherwise agreed.

Warehouse  
687 (209.40m)

First Floor Mezzanine  
352 (107.29m)





## Floor Plan

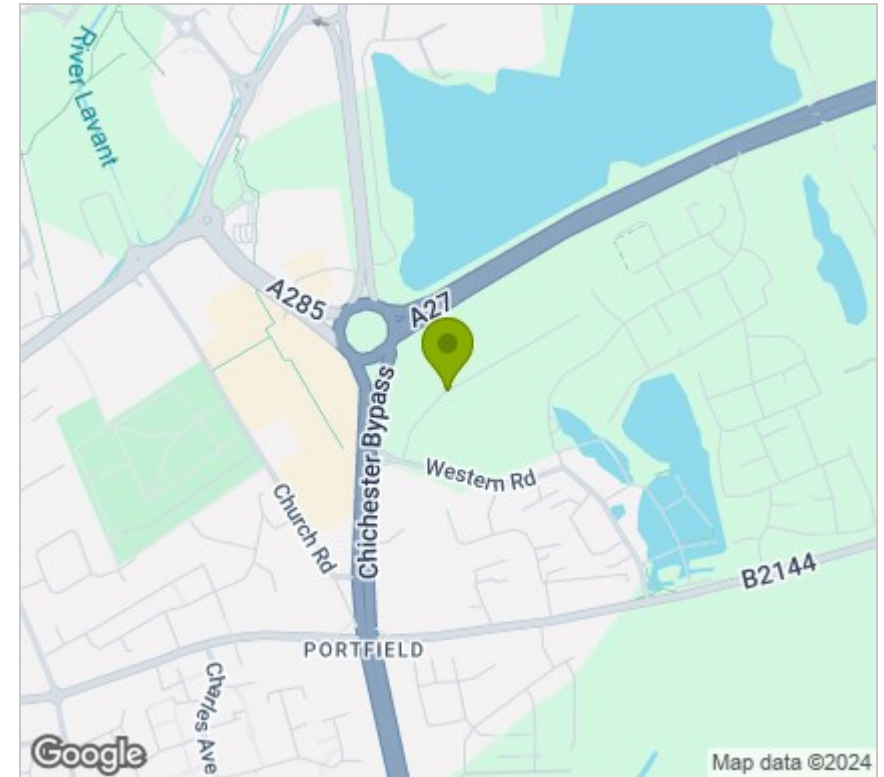


## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

