

PHASE 2i  
SITE G



ANOTHER  
**GLENMORE**  
DEVELOPMENT  
[www.glenmore-group.co.uk](http://www.glenmore-group.co.uk)

# GlenmoreBusinessPark

PORTFIELD, CHICHESTER, PO19 7BJ



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**FREEHOLD  
FOR SALE OR  
TO LET**

**A NEW B1(C)/B2/B8 INDUSTRIAL/WAREHOUSE BUILDING**  
IN A STRATEGIC WEST SUSSEX LOCATION  
**1,467 sq m (15,794 sq ft) accommodation** with 8m internal eaves height



Indicative photos from phase 1



## KEY FEATURES

- 8m internal eaves height
- Floor loading capacity - 30 kN/m<sup>2</sup>
- 3 sectional loading bay doors
- 25 parking bays
- PPC aluminium curtain walling and double glazed windows
- Power floated screeded floor
- Trapezoidal roof cladding
- GRP rooflights



## ACCOMMODATION

SITE G	Floor Areas	
Ground Floor	1,334 sq m	14,361 sq ft
Mezzanine	133 sq m	1,433 sq ft
<b>Total</b>	<b>1,467 sq m</b>	<b>15,794 sq ft</b>

## SITE G WAREHOUSE 1,467 SQ M (15,794 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

***This new industrial/warehouse unit forms part of the second phase of this extremely successful development, with all of the units in Phase 1 having been sold or let.*** This two-storey steel frame warehouse benefits from high quality brick elevations and microrib cladding and will provide 1,467 sq m (15,794 sq ft) of accommodation, including first floor mezzanine office/ancillary space.

### SERVICES

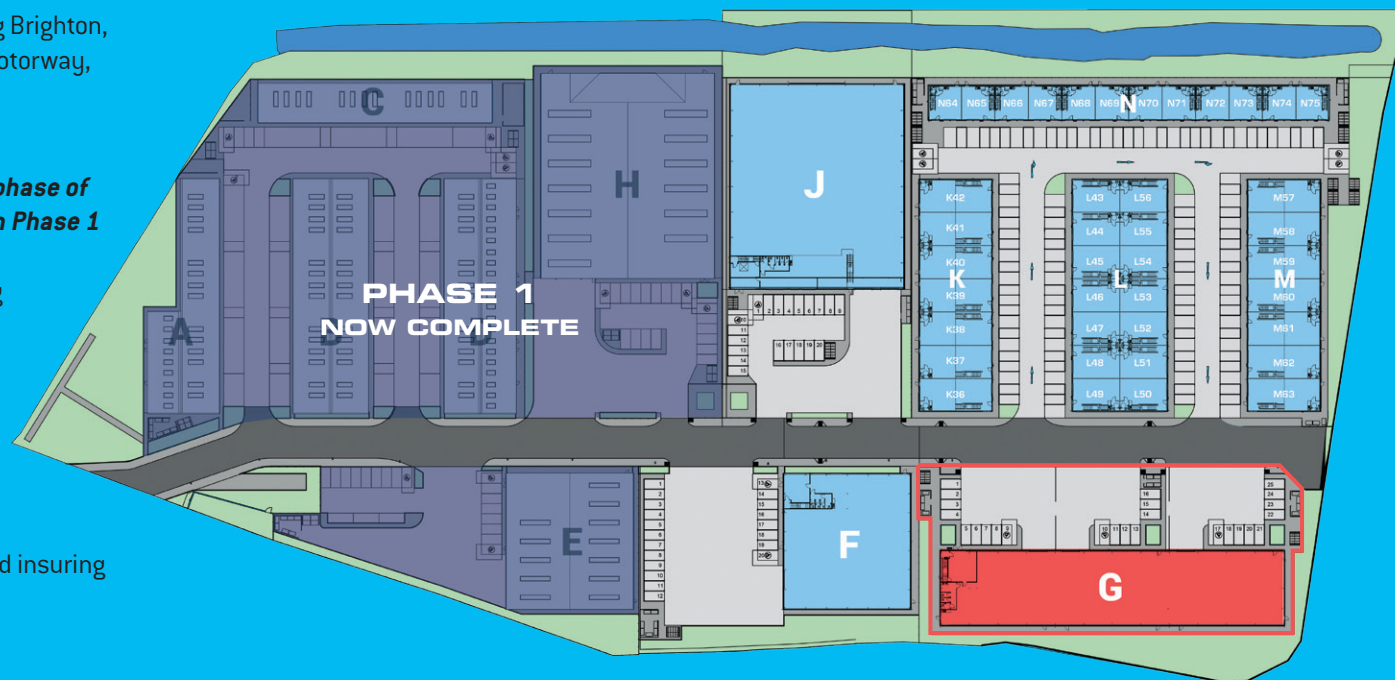
Mains gas, 3 phase electricity, water and telecoms will be available.

### 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.



**IMPORTANT NOTICE:** Jones Lang LaSalle, Henry Adams 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 Jones Lang LaSalle, Henry Adams and Lambert Smith Hampton have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

