

**FREEHOLD
FOR SALE
OR TO LET**



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

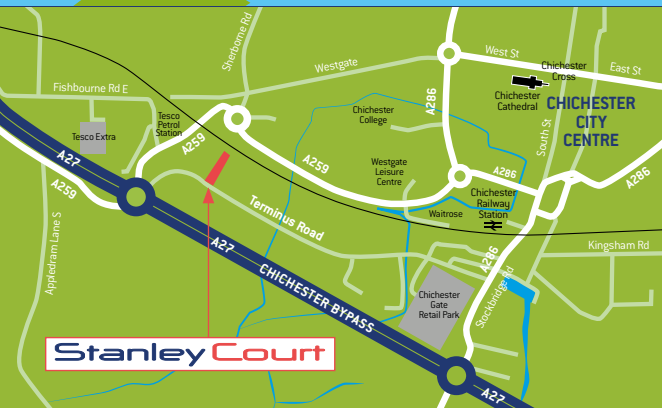
Stanley Court

TERMINUS ROAD, CHICHESTER, PO19 8TW



16 SELF-CONTAINED E(giii)/B2/B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA
Units from 964 sq ft upwards with allocated parking





KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Electric roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces
- EV charging points

IMPORTANT NOTICE:
Lambert Smith Hampton, Justice & Co 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 Lambert Smith Hampton and Justice & Co have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

LOCATION

Stanley Court comprises a new development of 16 units in a landscaped setting within an established commercial area in Chichester, West Sussex. The development is located within a thriving business area, within easy reach of Brighton and Portsmouth, thanks to its proximity to the A27, and to the wider UK motorway network via the M27 and A3(M).

DESCRIPTION

The new units will provide a mix of light industrial, warehouse or offices built with steel portal frames, low-level brick fascias and high-quality micro-rib cladding systems. Each unit will have a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 964 sq ft up to 1,520 sq ft, with an option to combine to form larger units as necessary.

SERVICES

Mains water, 3-phase electricity and telecoms ducting will be provided.

TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

FURTHER INFORMATION

Please contact the agents for further details.

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ACCOMMODATION

BLOCK A	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
1	885	448	1333
2	905	451	1356
UNDER OFFER	1012	508	1520
4	1012	508	1520
5	905	451	1356
SOLD	885	448	1333

BLOCK B	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
SOLD	827	416	1243
LET	819	404	1223
9	964	482	1446
10	964	482	1446
UNDER OFFER	819	404	1223
UNDER OFFER	827	416	1243

BLOCK C	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
SOLD	649	323	972
SOLD	642	322	964
SOLD	642	322	964
SOLD	649	323	972



CHICHESTER
CITY
CENTRE

Stanley Court

A266

A259

CHICHESTER GATE RETAIL PARK

WAITROSE & PARTNERS

Nando's
FIVE GUYS
McDonald's

BabyNov

KENSINGTON

JEWSON

FITBOX

POSTER

BRANDS

Terminus Road

west sussex county council

BUSINESS UNITS

white pebble

sentry

SKODA

HOWDENS

TRADE COUNTER UNITS

PETER COOPER

HARWOODS

JAGUAR

LAND-ROVER

ASTON MARTIN

HENDY

Ford

VW

LOK'n STORE

APPLE & CARTE

Deltex

BOYRINE PARKERS

TESCO PETROL STATION

BASEPOINT

A259

Terminus Road

A27 CHICHESTER BY-PASS

TESCO Extra

