

## CHICHESTER the natural choice for success

The historic Cathedral City and County Town of West Sussex is situated on the A27 South Coast trunk road, midway between Southampton and Brighton and just 65 miles south west of London.

Several national and international companies have established themselves within Chichester to benefit from the employment profile and lifestyle attractions of the City and surrounding area.

**Rolls Royce Motor Cars** opened their 600,000 sq ft worldwide headquarters and production facility at Goodwood in 2003.

**John Wiley Publishers** occupy a new 60,000 sq ft office facility as their European headquarters.

**Princes Food** have had a long association with Chichester and in 2004 moved into a new 120,000 sq ft production facility.

**Carte Blanche Greetings Cards** occupy 65,000 sq ft as their world headquarters facility.

**Philips Respironics** have had an 86,300 sq ft headquarters building designed and built to their specification.

Other major local occupiers include **Virgin Cosmetics** and **Epsicom Business Intelligence**.



Chichester and its surrounding villages provide an exceptional environment for directors and their staff to work and live in. The excellent, year round leisure facilities include the world famous Chichester Festival Theatre, horse racing at glorious Goodwood, the Goodwood Motor circuit with its annual Festival of Speed and Revival Meeting, sailing in Chichester and Bosham Harbours, and not least, the wonderful South Downs countryside.

Nearby hotels include the Avisford Hilton (5.5 miles) which includes meeting and conference facilities, Bailliffcourt Health Spa (7.2 miles) and Goodwood Park Hotel (3.3 miles).



### Road, Rail, Sea and Air

Glenmore Business Park is accessibly located just one mile east of the City Centre.

- Brighton – 30 miles
- Gatwick Airport – 45 minutes
- Portsmouth Continental Ferry Port – 30 minutes
- Goodwood Airfield – 3 miles
- Southampton International Airport – 40 minutes
- London Victoria by rail – 90 minutes
- Immediate access to A27 dual carriageway



[www.gbpcchester.com](http://www.gbpcchester.com)

**HENRY ADAMS**  
COMMERCIAL  
**01243 521800**  
[www.henryadams.co.uk](http://www.henryadams.co.uk)

**HE**  
**Hughes Ellard**  
**01329 220033**

**Lambert Smith Hampton**  
**01489 579579**  
[www.lsh.co.uk](http://www.lsh.co.uk)

IMPORTANT NOTICE  
Henry Adams, Lambert Smith Hampton and Hughes Ellard 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 regulations or other consents and Henry Adams, Lambert Smith Hampton and Hughes Ellard have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.



# GLENMORE BUSINESS PARK

PORTFIELD CHICHESTER PO19 7UW



**A major new park development on a prime 10.34 acre site** with opportunities for various uses including hotel, self-storage, retail warehousing, trade counters, and B1, B2 and B8 uses, subject to planning. Freehold and leasehold availability.

[www.gbpcchester.com](http://www.gbpcchester.com) • [www.glenmore-group.co.uk](http://www.glenmore-group.co.uk)

# GLENMORE BUSINESS PARK

## Location

The property occupies an important and strategic position on the eastern edge of Chichester and will provide a "gateway" redevelopment for the area. The City Centre is less than 1 mile to the west and road, rail, sea and air connections locally, nationally and internationally are extremely good.

- Immediate access to A27(T) dual carriageway
- Goodwood airfield – 3 miles
- Southampton International Airport – 40 mins
- Portsmouth Continental Ferry Port – 30 mins
- Gatwick Airport – 45 mins
- London Victoria Rail Station – 90 mins

The site directly faces Chichester Retail Park which houses tenants including Halfords, Carpetright, PC World, Currys, Lidl and Staples. Sainsburys, McDonalds and Pizza Hut are located on the adjacent roundabout and BhS Home and Homebase are close by.

## Traffic Flows

83,300 vehicles pass the site every day.\*

## Population

- 37,000 population within 10 mins drive
- 142,000 population within 20 mins drive
- Chichester District population 106,000
- 400,000 population within 20 miles

## Description

Glenmore Business Park provides a site of approximately 10.34 acres and is ideally suitable for a variety of different uses including hotel, self-storage, retail warehouse, trade counter and B1, B2 and B8 uses subject to planning.

\* Source: Highways Agency 10/02/2010.

## Design and Build

Design and Build packages are available to provide tailor-made building solutions to satisfy individual occupiers' specific size and layout requirements.

## Terms

Freehold or leasehold (subject to status) design and build options are available. Full details upon application.

