

To Let

Industrial Property

TRADE COUNTER / WAREHOUSE

Units C3 & C4 Portfield Industrial Estate, Nevil Shute Road, Portsmouth, PO3 5RX



- 3,357 - 7,074 Sq Ft (328.56 - 657.12 Sq M)
- 5.9m min. eaves height
- Allocated car parking
- Prominent Trade Counter potential



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Location

Portsmouth is a major South Coast conurbation having excellent road communications to the M27 motorway providing direct access to Southampton and the M3 as well as the A27/A3(M) providing rapid access along the South Coast to the east and via the A3(M) to London, Guildford and the M25.

The subject premises is situated on the principle trading estate in the northern part of the City in a very prominent and highly accessible location, some 2 miles north east of the City Centre and 1.5 miles south west of the junction on the A27 and the A2303 (Eastern Road). Neighbouring occupiers include The Range, Edmundson's Electrical, Williams and Co Plumbing Supplies and Screwfix.

Description

These mid-terrace units are of steel portal frame construction with pitched roofs incorporating roof lights with LED lighting throughout the warehouses.

The warehouse areas have clear internal minimum eaves height of 5.9m. There are WC's on the ground floor with first floor offices in Unit C3 and a reception area in Unit C4. The units have ample parking spaces, loading area.

The premises benefit from the following facilities/specification:

- Min. eaves height of 5.9m
- LED lighting in warehouse
- Ground floor reception in Unit C4
- Ground floor WC's
- Allocated car parking
- Prominent Trade Counter potential

Accommodation

The units have been measured on a Gross Internal Basis (GIA) to provide the following approximate floor areas.

Accommodation	Sq Ft	Sq M
Unit C3	3,537	328.56
Unit C4	3,537	328.56
TOTAL	7,074	657.12

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value - £38,500
Rating Assessment Source - www.voa.gov.uk
Uniform Business Rate is £0.48p (2018/2019)
Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

The property is available on a full repairing and insuring lease on terms to be agreed.

Rent

£68,000 per annum exclusive of rates, service charge, VAT and all other outgoings.

EPC

The Energy Performance Asset Rating is TBC.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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Allocated parking



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Open warehouse



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Location Map

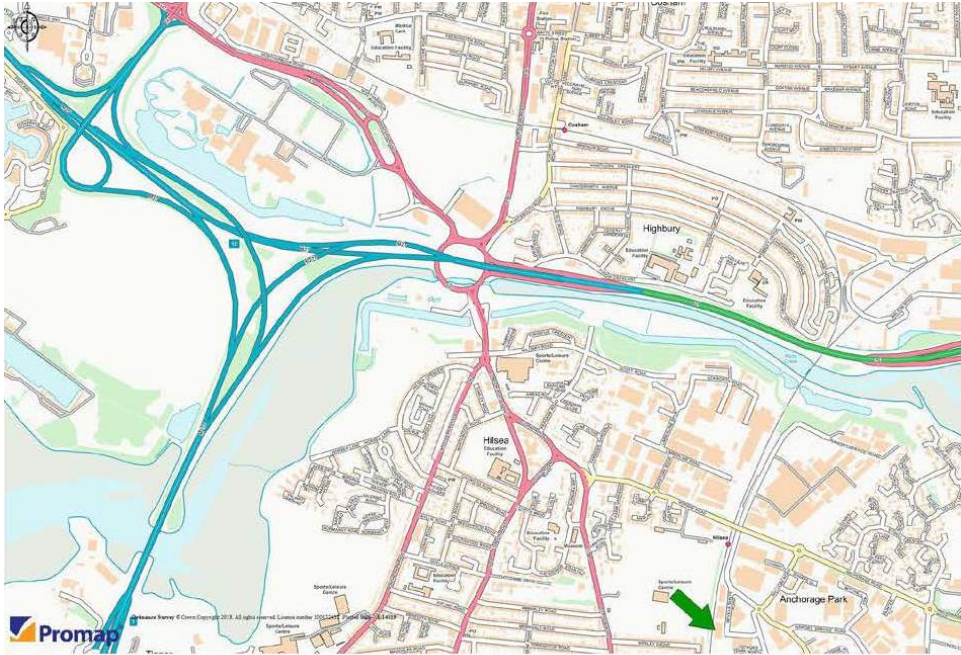


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