

# To Let

## Industrial Property

# Semi-detached Industrial Unit with Secure Yard

Units D3 & D4 Portfield Industrial Estate, Nevil Shute Road, Portsmouth, PO3 5RX



- 18,658 Sq Ft (1,733.36 Sq M)
- To be refurbished
- Large secure yard (0.36 acres)
- Good access onto main road networks



## Units D3 & D4 Portfield Industrial Estate, Nevil Shute Road, Portsmouth, PO3 5RX

### 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

This semi-detached industrial unit is of steel portal frame construction with a pitched roof incorporating roof lights with lighting throughout the warehouse. The warehouse benefits from two loading doors.

The warehouse area has a clear internal minimum eaves height of 5.08m. There are WC facilities on both the ground and first floors. There is a secure yard with ample parking spaces. The unit is to benefit from a complete refurbishment.

The premises benefit from the following facilities/specification:

- To be refurbished
- Open plan first and ground floor offices
- Central heating in offices
- Ground and first floor WC facilities
- 2 x loading doors (3.6m x 4.6m)
- Secure yard with ample parking
- Min. eaves height of 5.08m
- 3 phase electric

### Accommodation

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

Accommodation	Sq Ft	Sq M
Ground floor warehouse	15,283	1,419.82
Ground floor offices	1,685	156.54
First floor offices	1,690	157.00
<b>TOTAL</b>	<b>18,658</b>	<b>1,733.36</b>

### 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 - £80,500  
Rating Assessment Source - www.voa.gov.uk  
Uniform Business Rate is £0.493p (2018/2019)  
Any intending lessee must satisfy themselves as to the accuracy of this information.

### Terms

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

### Rent

£154,500 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:

**Robin Dickens**  
Lambert Smith Hampton  
**01489 579579**  
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**Secure yard area**



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**Open warehouse (to be refurbished)**



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## Location Map

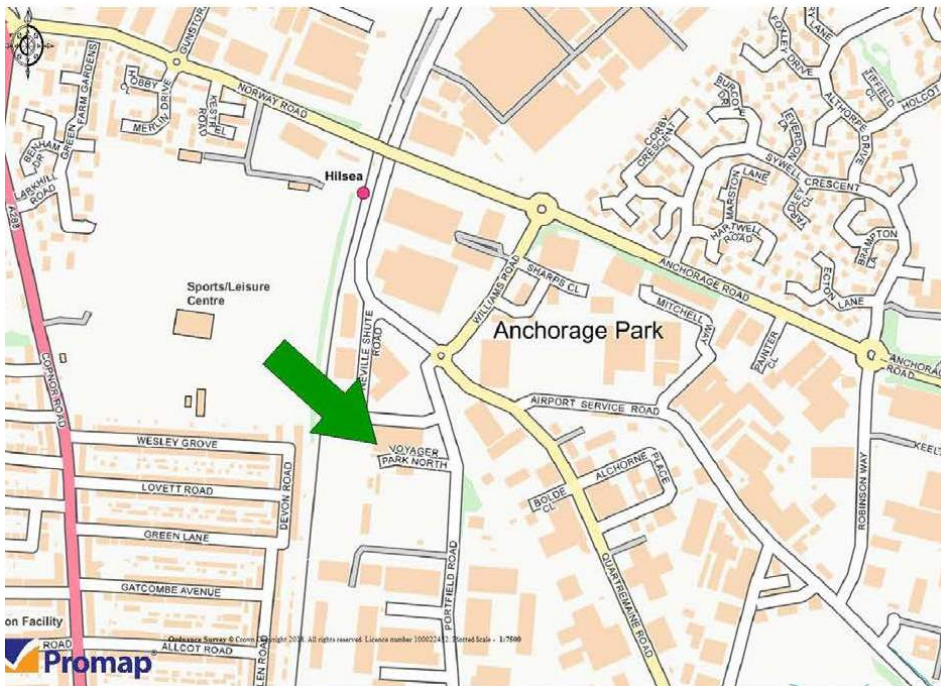
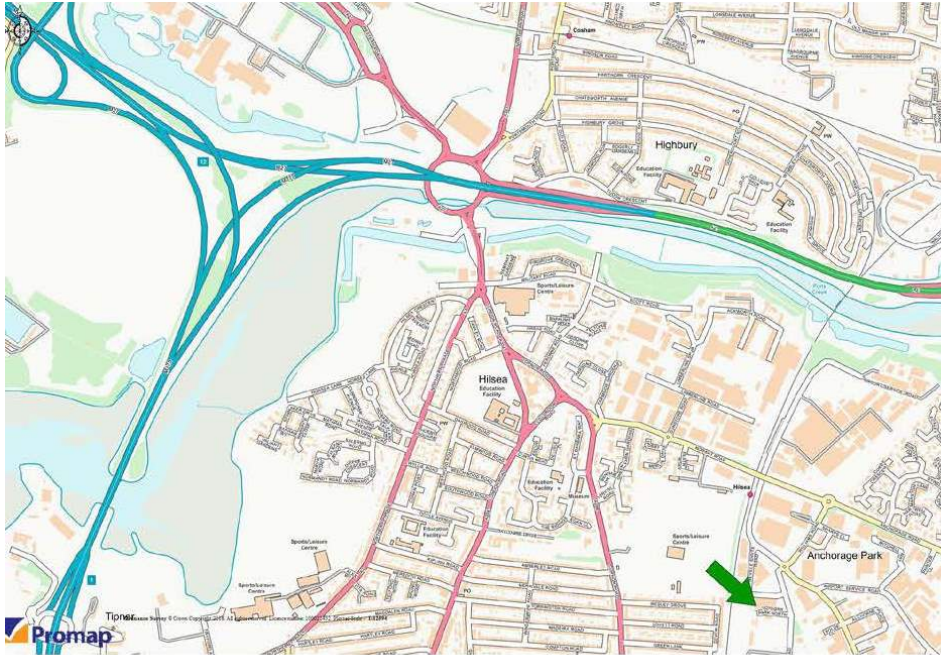


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