



9 The Nelson Centre, Portfield Road, Portsmouth P03 5SF

TO LET

**MODERN INDUSTRIAL/WAREHOUSE
UNIT**

**5,011 Sq Ft
(466 Sq M)**

DESCRIPTION

Unit 9 comprises an industrial/warehouse unit of steel portal frame construction with profile cladding to the elevations, and benefits from translucent roof panels, concrete flooring, 3-phase electricity, gas and electric loading door.

- ✓ Electric loading door
- ✓ Strip lighting
- ✓ Minimum eaves height 6.1m
- ✓ First floor offices
- ✓ Electric wall mounted heating
- ✓ Double glazing

LOCATION

The Nelson Centre is located approximately 1 mile from the A27 which links into the M27/A3(M) road network. Portsmouth City Centre and the Continental Ferry Port are both approximately 3 miles from this property. Southampton City Centre Docks and airport are approximately 20 miles to the west via the A27 and M27. London can be reached via the A27/A3(M) or the A27/M27/M3.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	4,219	392
First Floor Offices	792	74
Total	5,011	466

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

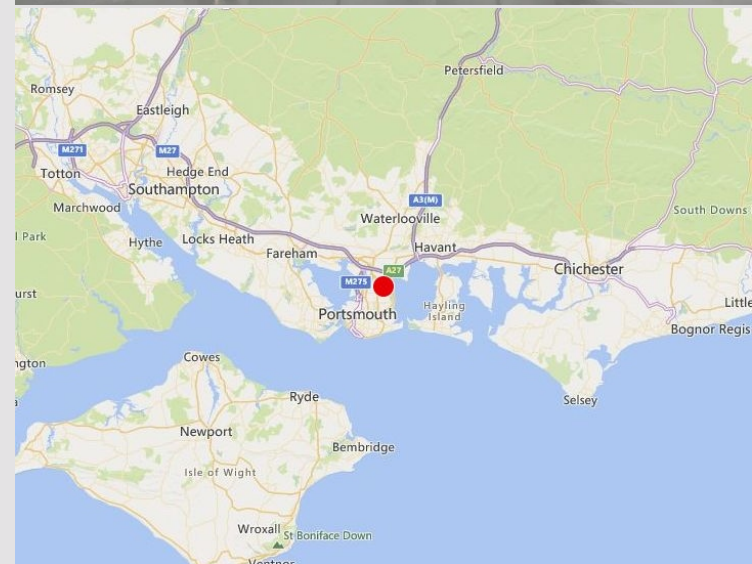
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A new lease is available on a full repairing and insuring terms for a term to be agreed, subject to periodic rent reviews.

EPC

Energy Performance Rating for Unit 9: C-72



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