

To Let

Industrial Property

UNDER REFURBISHMENT - Ready for occupation in December 2020 Industrial/Warehouse Unit

Unit 8 Mitchell Way, Portsmouth, Hampshire PO3 5PR



- 3,495 Sq Ft (342.69 Sq M)
- Prominent established industrial location
- Allocated car parking
- Easy access to motorway network

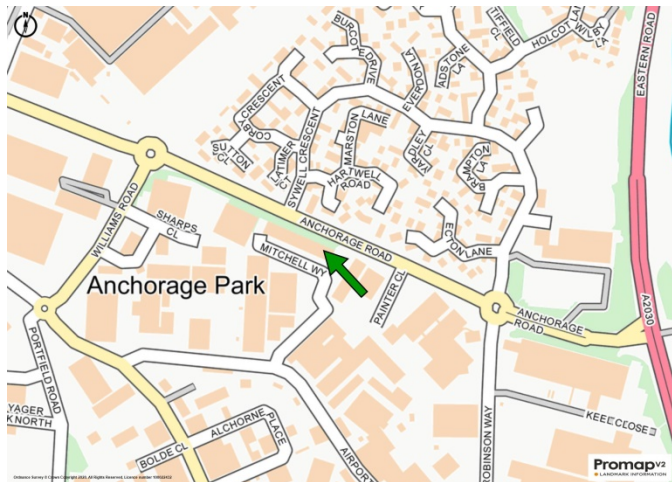
Lambert Smith Hampton

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Unit 8 Mitchell Way, Portsmouth, Hampshire PO3 5PR

Location



Unit 8 Mitchell Way is located on the Airport Industrial Estate which is well established as one of Portsmouth's principal industrial locations having excellent access to the A27/M27/A3(M) road network via the Eastern Road (A2030) dual-carriageway. Portsmouth City Centre is approximately 3 miles to the south and the International Ferry Port is within 2 miles to the south-east.

Description

The property comprises an end terrace industrial/warehouse unit with outer brick and inner blockwork elevations beneath a shallow pitched roof. The property benefits from one roller shutter loading door and offices on the ground and first floors.

- Up and over loading door
- Eaves height of 5.8m
- Ridge height of 6.9m
- 3 phase power
- Male and female WC facilities
- Parking and loading area
- Easy access to motorway network

Accommodation

The premises has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following gross internal floor areas:

Floor	SQ FT	SQ M
Warehouse	2,979	276.75
First floor office	516	47.94
TOTAL	3,495	324.69

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 - £24,750

Uniform Business Rate is £0.499p (2020/2021)

Rating Assessment Source - www.voa.gov.uk

Terms

A lease will be available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

On application.

Service Charge

A service charge is payable for the maintenance and management of the estate. Further details on request.

EPC

The Energy Performance Asset Rating is B.

Joint Agent

Vail Williams Tel: 023 8082 0900

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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December 2020

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