



Mountbatten Business Park, 3 Grove Road, Portsmouth PO6 1LX

TO LET

BRAND NEW INDUSTRIAL /
WAREHOUSE / TRADE COUNTER /
SHOWROOM

**9,149 Sq Ft
(850 Sq M)**

DESCRIPTION

Unit 3 to comprise of a new build industrial warehouse or trade counter unit of a steel portal frame under a pitched roof with part cladding and part brickwork elevations. The building will front Jackson Close and benefit from prominence to Grove Road. There will be car parking (17 spaces) and a loading area to the front, with two full height electric loading doors. The internal space will be open plan, offering WC's and a disabled WC facility.

- ✓ **Prominent roadside location**
- ✓ **Easy access to A27/A3(M)**
- ✓ **Loading and parking at the front**
- ✓ **Local amenities**
- ✓ **17 parking spaces**
- ✓ **Electric loading doors**

LOCATION

The property is located in a prominent roadside position on the corner of Jackson Close and Grove Road, a short distance from the west side of the A2030 Eastern Road, which provides access to Portsmouth City Centre and Southsea. There is a Sainsbury's food store and the established retail and industrial area of Fitzherbert Road to the East of the A2030 Eastern Road.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse / Trade Counter	9,149	850
Unit		
Total	9,149	850

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

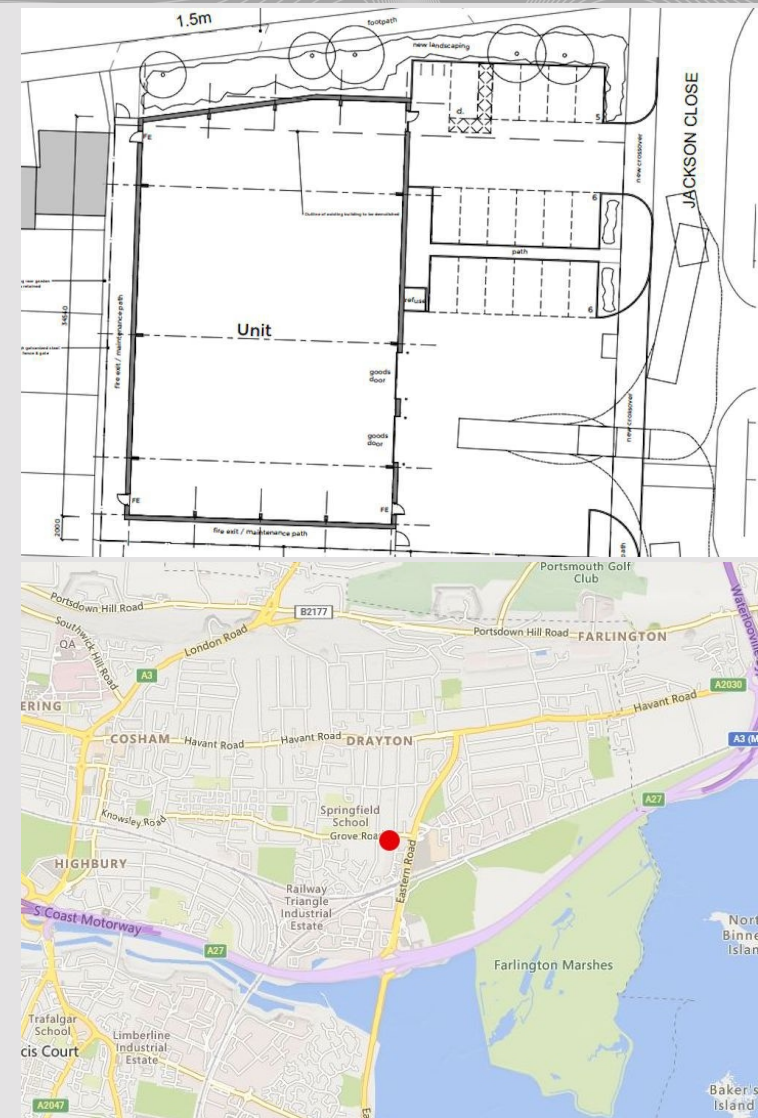
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

EPC

EPC exempt - Currently being constructed.



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Regulated by RICS 29-Feb-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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