

TO LET

Prominent Industrial / Trade Counter Unit

UNITS C2 & C3 PORTFIELD INDUSTRIAL ESTATE

NEVIL SHUTE ROAD, PORTSMOUTH
PO3 5RX

3,578 – 7,156 SQ FT
332 – 665 SQ M

Available Together or Separately

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



PORTFIELD INDUSTRIAL ESTATE, **UNIT C2 & C3**
Nevil Shute Road, Portsmouth, PO3 5RX

PROPERTY
DETAILS

Unit C2 & C3 are mid-terrace units of steel portal frame construction with a pitched roof, incorporating roof lights throughout the warehouse. The warehouse area has a clear minimum eaves height of 5.3m.

The units are self-contained with their own WC facilities and benefits from an office / show room area with a glazed frontage, a roller shutter door with separate pedestrian access, and ample parking complemented by a convenient loading forecourt.

ACCOMMODATION		
	SQ FT	SQ M
C2 TRADE COUNTER/ WAREHOUSE	3,578	332
C3 TRADE COUNTER/ WAREHOUSE	3,578	332
TOTAL	7,156	665



PROMINENT
TRADE COUNTER
LOCATION



FORECOURT
AND LOADING



MIN EAVES
HEIGHT 5.3M



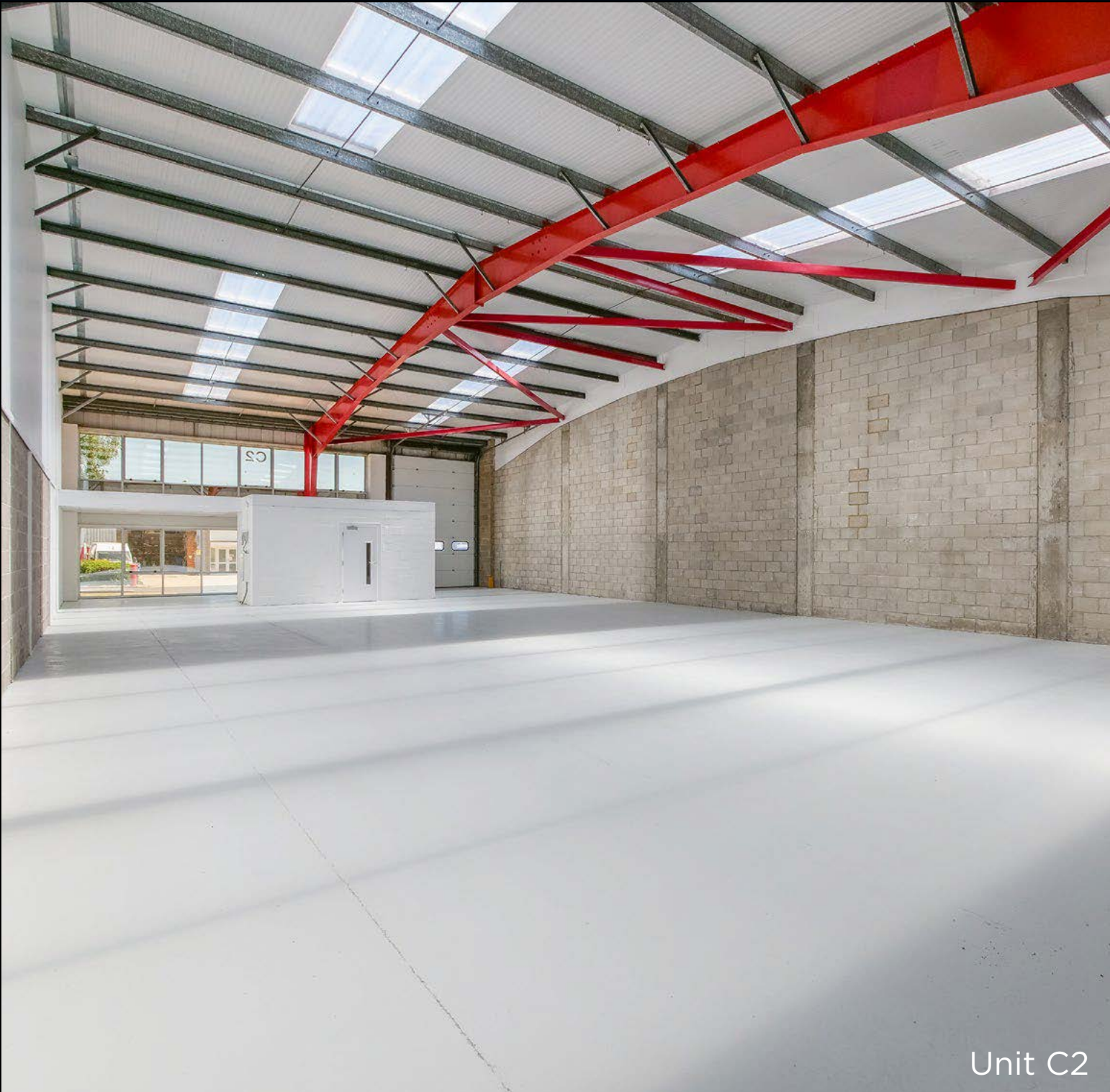
REFURBISHED
THROUGHOUT



NEXT DOOR
TO WOLSELEY
& JEWSON



GENEROUS
PARKING PER UNIT



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Nevil Shute Road, Portsmouth, PO3 5RX

PROPERTY 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.

DRIVE TIMES	Miles	Time
PORTSMOUTH CENTRE	4	10 mins
SOUTHAMPTON	20	35 mins
BRIGHTON	47	1hr 15 mins
LONDON	72	1hr 45 mins
M27 (JUNCTION 12)	3	8 mins
M3	21	35 mins
A3	5	10 mins

SAT NAV: PO3 5RX
///actor.awards.glad



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FURTHER INFORMATION

TERMS: The units are available together or separately on new FRI leases on terms to be agreed. Rent on application.

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

LEGAL COSTS: Each party is to be responsible for their own legal costs incurred in any transaction.

EPC: The Energy Performance Asset Rating is as follows:
Unit C2 - C(51)
Unit C3 - C(63)

BUSINESS RATES: Parties should make enquiries with Portsmouth City Council.

AGENT DETAILS



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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

OWNED & MANAGED BY:

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

Rustington House, Worthing
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BN16 3PS

hargreaves.co.uk

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