

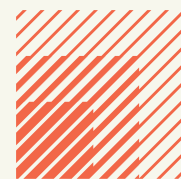


E8 Voyager Park

Portfield Road, Voyager Park
Portsmouth PO3 5FL

TO LET

362.7 sq. m (3,901 sq.ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Modern End of Terrace Industrial Unit

Description

A modern end of terrace industrial unit of steel portal frame construction with composite clad elevations and roof.

Internally the unit has been extensively fitted out with ground and first floor office space.

The warehouse area benefits from :

- LED lighting
- Roller shutter
- Loading door
- Eaves height to haunch of 7.96m
- Ground floor W.C.
- 3 phase power supply
- Good car parking

Rent

£47,830.50 per annum exclusive of rates, VAT & all other outgoings.

Rateable Value

Warehouse and premises: £ 34,500.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating - C67

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	Sq. m	Sq. ft
Ground Floor	329.0	3,538
First Floor	33.7	363
Total	362.7	3,901

Service Charge

There is a service charge levied for the upkeep of the estate. Further information available on request.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

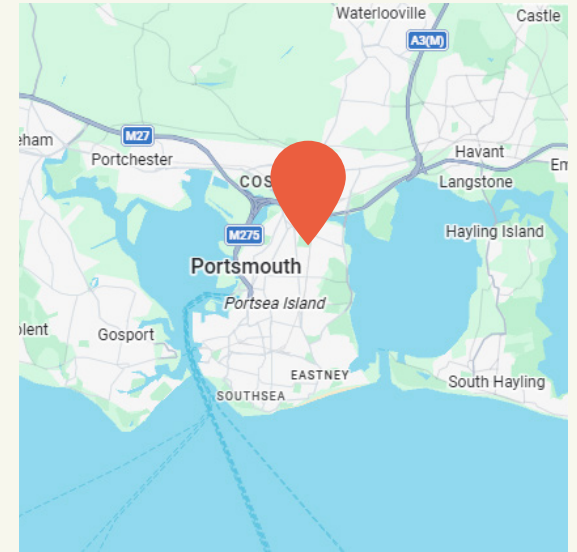
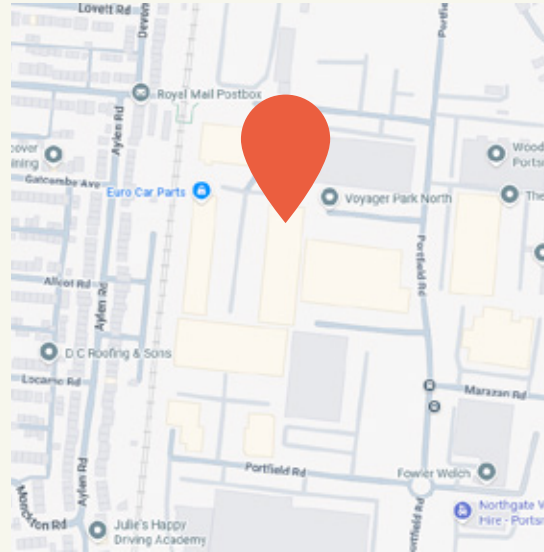
AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Location

The property is located on the Airport Estate, one of the principal industrial estates in the Portsmouth area, some 2 miles north east of the City Centre and 1.5 miles south west of the junction of the A27 and the A2030 (Eastern Road).

Other occupiers in the vicinity include The Range, Royal Mail, CCF and Unipart.



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Direct your viewing request and enquiries to:-



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