

PIONEER PARK

UNIT 9 AVAILABLE TO LET

6,728 sq ft (625 sq m)



VOYAGER PARK SOUTH, PORTFIELD ROAD, PORTSMOUTH, PO3 5GF

| 9.6m eaves height

| 37.5kN/m² floor loading

| Fully fitted offices

| Electric loading door

 **AVIVA**
INVESTORS

Location

Pioneer Park is located on Portfield Road and forms part of the established Airport Industrial Estate, Portsmouth's premier industrial, warehousing and distribution location. The park benefits from good access to the A27, which in turn provides direct access to Southampton and to the West via the M27 and London and Guildford via the A3(M). Journey times have been improved by the opening of the Hindhead Tunnel.

Description

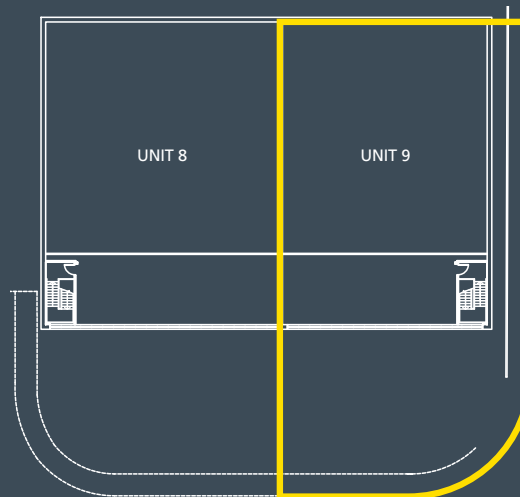
A new modern end of terrace industrial warehouse, which is constructed via a steel portal frame with insulated clad elevations. The unit benefits from a clear span open warehouse which is accessed via an electric roller shutter door, leading to an allocated yard area and parking. Fully fitted first floor office along with WC facilities are provided.

Specification

- Electric full height loading door
- 37.5kN/m² floor loading
- 15% warehouse roof lights
- 9.6m eaves height
- Fully fitted office
- 6 car parking spaces
- Landscaped estate
- Solar electricity supply from photovoltaic panels

Accommodation

Unit 9	SQ FT	SQ M
Ground floor	5,476	509
First floor office	1,252	116
Total	6,728	625



Rates

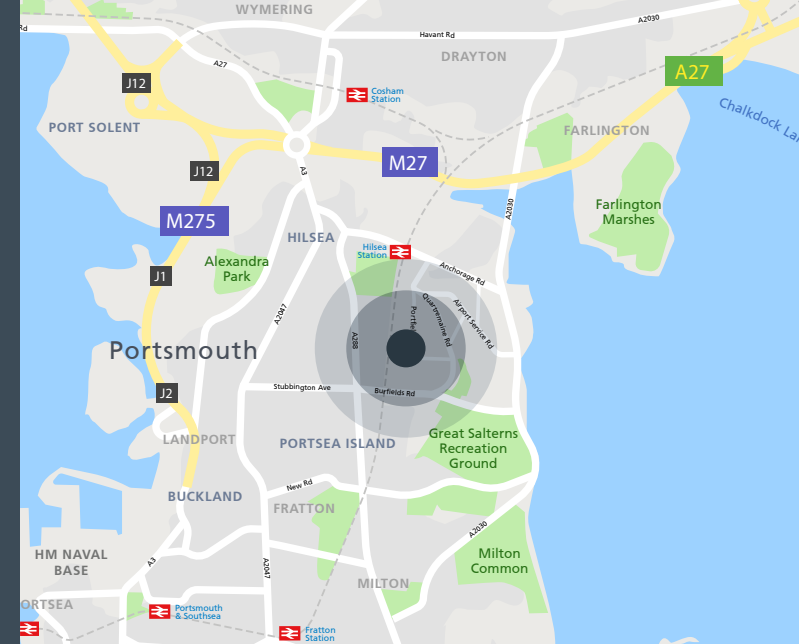
The unit has a rateable value of £63,000.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

A-24 – Copy available at request.



Terms

Available on a new full repairing and insuring lease on terms to be agreed.

Rent

On application.

**Lambert
Smith
Hampton**

01489 579579
www.lsh.co.uk

Elise Evans
t. 07703 393 120
e. eevans@lsh.co.uk

George Cook
t. 07596 578 707
e. gcook@lsh.co.uk

**HELLIER
LANGSTON**
01329 220 111
02382 022 111
www.hlp.co.uk

Matt Poplett
t. 07971 824 525
e. matt@hlp.co.uk

Andy Hellier
t. 07930 661 782
e. andy@hlp.co.uk

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