

TO LET

Prominent Industrial / Trade Counter Unit

UNIT C2  
**PORTFIELD  
INDUSTRIAL  
ESTATE**

NEVIL SHUTE ROAD, PORTSMOUTH  
PO3 5RX

**3,578 SQ FT**  
332 SQ M | Available Now

**HARGREAVES**  
PROPERTY INVESTMENT  
& DEVELOPMENT

[www.hargreaves.co.uk](http://www.hargreaves.co.uk)



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

**PROPERTY  
 DETAILS**

Unit C2 is a mid-terrace unit 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 unit is self-contained with its 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.



**PROMINENT  
 TRADE COUNTER  
 LOCATION**



**FORECOURT  
 AND LOADING**



**MIN EAVES  
 HEIGHT 5.3M**



**REFURBISHED  
 THROUGHOUT**



**NEXT DOOR  
 TO WOLSELEY  
 & JEWSON**



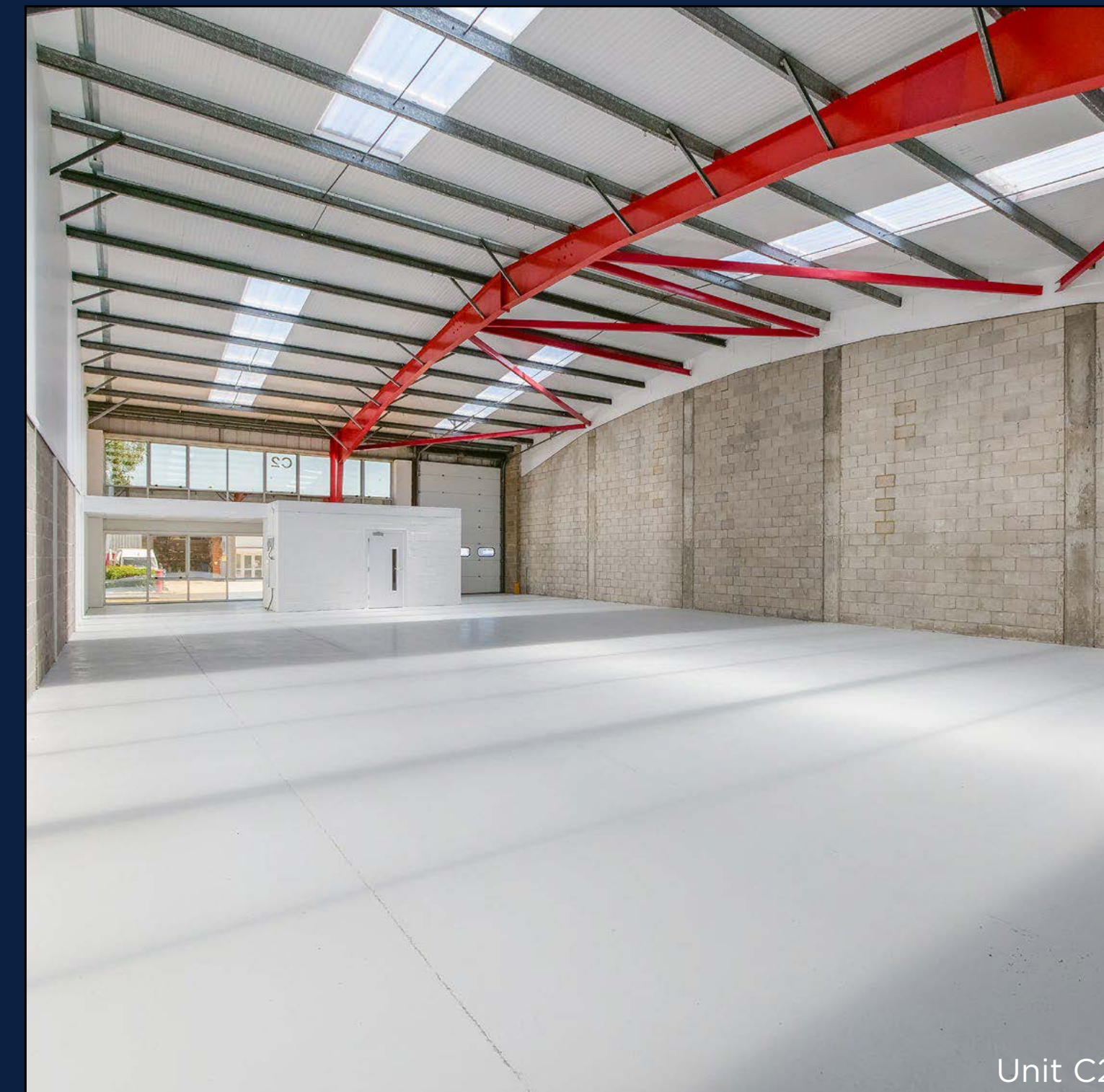
**GENEROUS  
 PARKING PER UNIT**



Unit C2



Unit C2



Unit C2

**ACCOMODATION**

	<b>SQ FT</b>	<b>SQ M</b>
C2 TRADE COUNTER/ WAREHOUSE	3,578	332

# PORTFIELD INDUSTRIAL ESTATE, UNIT C2

## 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](http://actor.awards.glad)



# PORTFIELD INDUSTRIAL ESTATE, UNIT C2

## Nevil Shute Road, Portsmouth, PO3 5RX

### FURTHER INFORMATION

**TERMS:** The property is available by way of new FRI leases for a term 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)

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

### AGENT DETAILS



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**OWNED & MANAGED BY:**



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**[hargreaves.co.uk](http://hargreaves.co.uk)**

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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](http://www.hargreaves.co.uk/about-us)

**HARGREAVES**  
PROPERTY INVESTMENT  
& DEVELOPMENT

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