



**Lambert
Smith
Hampton**

01489 579 579
www.lsh.co.uk

To Let

Industrial Property

Industrial/Warehouse Unit

Shop 3 Trafalgar Wharf, Southampton Road, Portsmouth PO6 4QE



- 31,721 Sq Ft (2,947.5 Sq M)
- Direct access to the water via private slipway
- Two 10 ton gantry cranes; 14.9m eaves height
- Flexible lease terms; unit divisible



Lambert Smith Hampton

3 Manor Court, Barnes Wallis Road, Fareham, Hampshire PO15 5TH T +44 (0)1489 579579

Shop 3 Trafalgar Wharf, Southampton Road, Portsmouth PO6 4QE

Location



The property is located at Trafalgar Wharf, the former VT shipbuilding yard, which is within a 5 minute drive of Junction 12 of the M27 at Northharbour, accessed via Southampton Road and Castle Trading Estate at Portchester.

From the water, Trafalgar Wharf is situated at the upper reaches of Portsmouth Harbour opposite Port Solent Marina.

Description

Shop 3 Trafalgar Wharf is a substantial steel portal frame industrial/warehouse unit, providing water access, which is suitable for a variety of occupiers. On site there are lifting facilities, slipways, holding pontoons and a wet dock.

The premises benefit from the following facilities/specification:

- Large ship/boat building/repair workshop
- Fully heated
- 3 phase power distribution & compressed air throughout
- Offices, mess rooms and WC's
- Front, rear and side loading doors
- Ideal for refits and new builds
- Wet dock and quayside
- Access to Trafalgar Wharf Marine Facilities, launching, dry stack storage, fueling services

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas:

Floor Area	Sq Ft	Sq M
Warehouse & ancillary	31,721	2,947.5

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

To be assessed - more details on request.

Terms

The property is available on a new full repairing and insuring lease; flexible terms available if required.

Rent

Available upon application.

EPC

Available upon application.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Robin Dickens
Lambert Smith Hampton
01489 579579
07977 519333
rdickens@lsh.co.uk

Guy Jackson / Elise Evans
Lambert Smith Hampton
01489 579579
07525 631 305 / 07703 393120
grjackson@lsh.co.uk / eevans@lsh.co.uk

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