

To Let

Industrial Property

Terraced Industrial / Warehouse Units

Venture Court, Ackworth Road, Hilsea, Portsmouth PO3 5RY



- 9,271 - 27,813 Sq Ft (861.30 - 2,583.90 Sq M)
- *To be fully refurbished*
- Rear yard loading and 12 allocated car parking spaces per unit
- Easy access on to main road networks



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Location

Gunstore Road forms part of the Hilsea Industrial Estate adjacent to Norway Road with access to the A27 eastbound at the Hilsea Roundabout within $\frac{3}{4}$ of a mile and access to the M27 westbound and the M275 is $1\frac{1}{2}$ miles to the northwest. Hilsea Halt Main Railway Station is within $\frac{1}{4}$ of a mile.

Description

A terrace of steel portal frame units, which are currently undergoing a full refurbishment. Units are available on an individual basis or can be combined. The units benefit from an open plan office area and two WC facilities.

The warehouse is open plan with rear loading via an electric roller shutter door which provides access into the yard area.

- Fully refurbished units
- 3.7 min. eaves height (6.9m ridge)
- 3 phase electric
- 12 car parking spaces per unit

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:

Units	SQ FT	SQ M
Unit 1	LET	
Unit 2	9,271	861.30
Unit 3	9,271	861.30
Unit 4	9,271	861.30
Unit 5	LET	
Total	27,813	2,583.90

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

Rateable Value - to be re-assessed.

Terms

The units are available on a new full repairing and insuring lease on terms to be agreed.

Rent

£6.50 per sq ft exclusive of business rates, service charge, VAT and any other outgoings.

Service Charge

To be confirmed

EPC

To be re-assessed

Viewing and Further Information

Further information is available by contacting the sole agents:

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Site plan

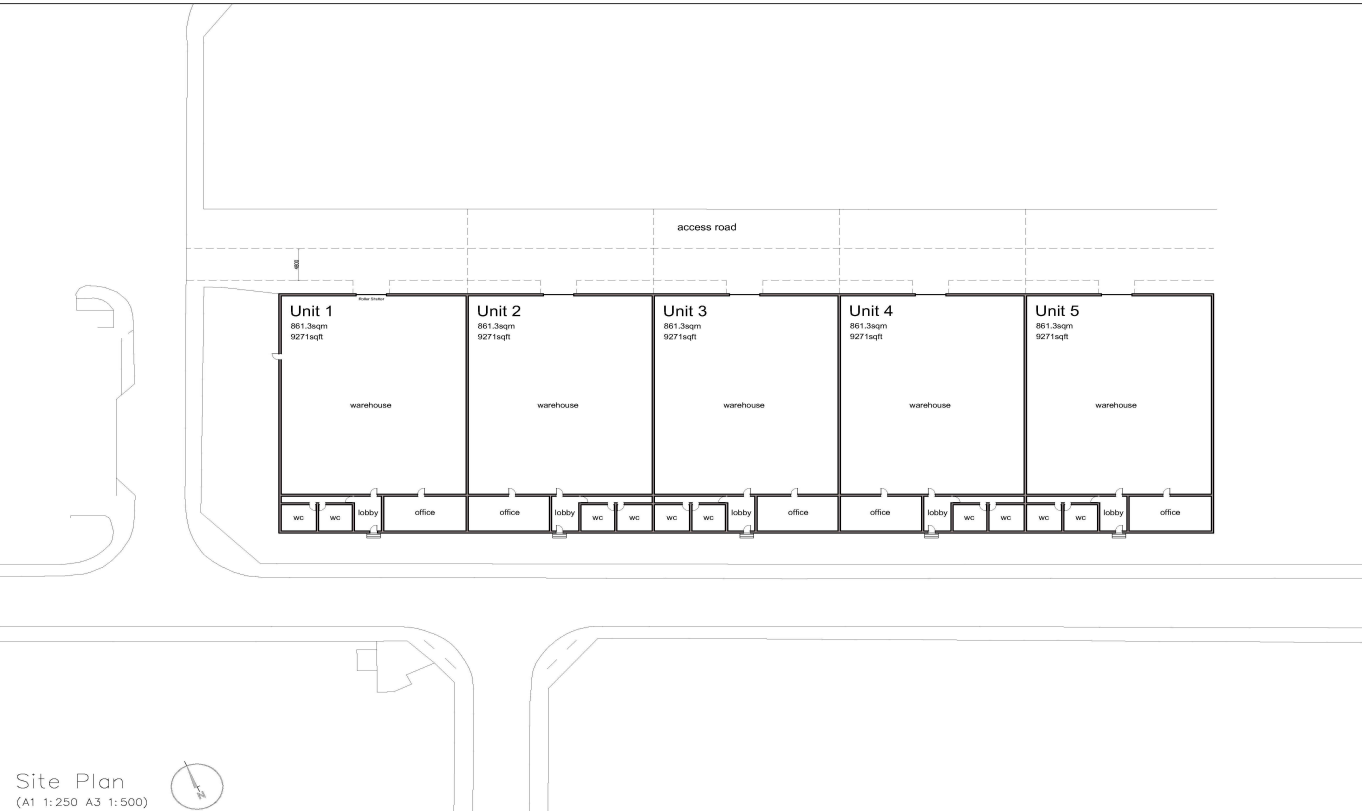


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Rear loading yard area



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Location Map



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