

Units 4 & 5 Nelson Centre

**8,134 - 16,303 sq ft
(756 - 1,515 sq m)**

Industrial / Warehouse Units
in Strategic Location

- 7.06m Eaves Height
- Main Road Frontage
- First Floor Offices
- Clear Span Warehouse



Portfield Road, Portsmouth, Hampshire, PO3 5SF

**AVIVA
INVESTORS**

Key Features

- Units 4 & 5 combinable
- Unit 5 fully refurbished
- Unit 4 to be refurbished
- EV charging point
- First floor office accommodation
- Male, female & accessible WCs
- 4m x 5m loading door
- 7.06m eaves height
- Separate pedestrian entrance
- Main road frontage
- LED lighting
- Kitchenette
- Air conditioning to offices
- 3 phase power supply

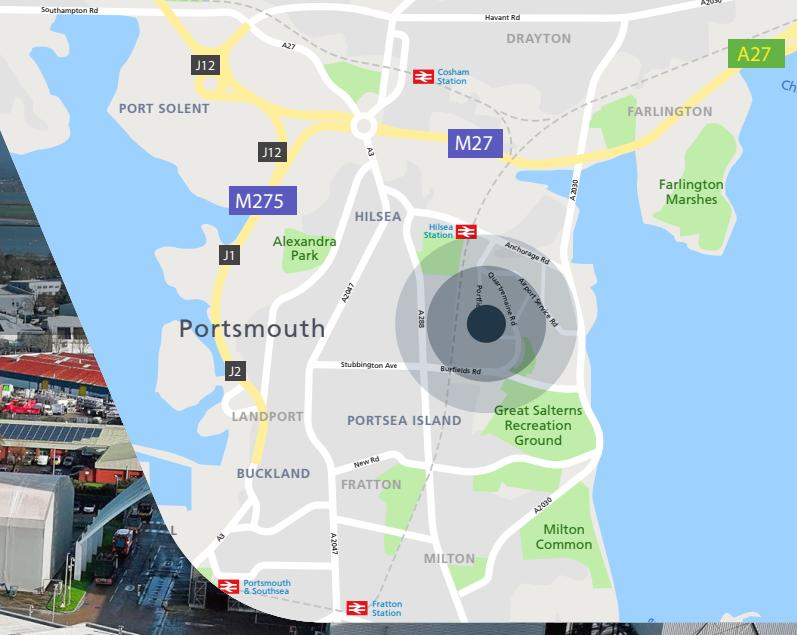


Images show Unit 5 post-refurbishment
(Unit 4 to be refurbished to the same standard)

Location

SAT NAV: PO3 5SF what3words.com/views.chin.rating

The Nelson Centre is located approximately 1 mile from the A27, which links to the M27/A3(M) road network. Portsmouth city centre and the Continental Ferry Port are approximately 3 miles from the property. Southampton city centre, docks, and airport are approximately 20 miles west via the A27 and M27. London can be reached via the A27/A3(M) or the A27/M27/M3.



Description

Unit 5 is a clear span, mid-terrace steel portal frame warehouse clad in profile metal sheet to the elevations and roof. The warehouse area is served by an up and over loading door. Accessed from the rear communal yard. The 1st floor office accommodation is open plan and can be accessed off the car park fronting Portfield Road. On the ground floor there are male, female, and accessible WC facilities.

Accommodation (GIA)

	TO BE REFURBISHED			FULLY REFURBISHED	
Unit 4	SQ FT	SQ M	Unit 5	SQ FT	SQ M
GF Warehouse	5,775	537	GF Warehouse	5,748	534
Undercroft	1,197	111	Undercroft	1,195	111
FF Office	1,197	111	FF Office	1,191	111
Total	8,169	759	Total	8,134	756

Units 4 & 5 can be combined to create a total GIA of 16,303 sq ft (1,515 sq m)

Terms

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

Rent

On application.

Rates

Available upon request.

Legal Costs

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

EPC

Unit 4: C-64 (to be reassessed)
Unit 5: B-37
Copies available at request.



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