# THE NELSON CENTRE UNIT 5 TO LET 8,134 SQ FT (756 sq m)

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### Location

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

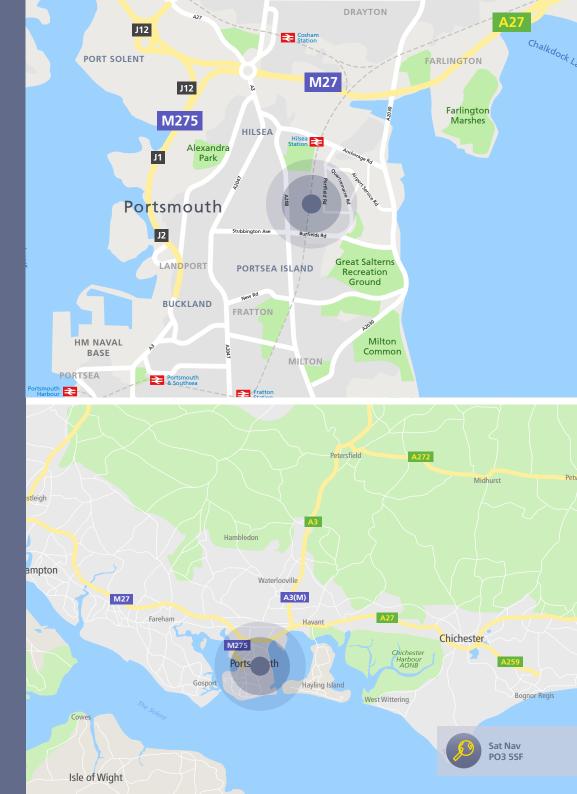
# **Description**

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 office accommodation is accessed off the car park fronting Portfield Road. The office accommodation at 1st floor is open plan. On the ground floor there are male/female and accessible WC facilities.

# **Accommodation (GIA)**

Unit 5	SQ FT	SQ M
Warehouse	5,748	534
Under croft & ancillary areas	1,195	111
1st floor offices	1,191	111
Total	8,134	756







# Warehouse

- 7.06m eaves, 6m haunch & 9.10 to ridge
- 1x loading door (4m x 5m)
- LED warehouse lighting
- 3 phase 230AMP/400 volt electricity supply
- EV charging point

# Offices

- Carpeted 1st floor offices
- Air conditioning
- Suspended ceilings with PIR lighting
- Kitchen
- Ground floor WCs





# **VAT**

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### Rates

Warehouse & premises £70,500

### **Terms**

A new lease is available on a full repairing and insuring terms for a term to be agreed, subject to periodic rent reviews.

# **Legal Costs**

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

# Rent

Rent on application.

### **EPC**

C-64

# Viewing



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