

THE NELSON CENTRE

UNIT 5 TO LET

8,134 SQ FT (756 sq m)

TO BE
REFURBISHED



PORTFIELD ROAD, PORTSMOUTH,
HAMPSHIRE, PO3 5SF

| 7.06m eaves

| Main road frontage

| First floor offices

| Clear span warehouse



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
Undercroft & ancillary areas	1,195	111
1st floor offices	1,191	111
Total	8,134	756





EXAMPLE OF AN AVIVA REFURBISHED WAREHOUSE



EXAMPLE OF AN AVIVA REFURBISHED OFFICE

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

**Lambert
Smith
Hampton**

01489 579579
www.lsh.co.uk

Elise Evans
t. 07703 393120
e. eevans@lsh.co.uk

George Cook
t. 07596 578707
e. gcook@lsh.co.uk

**HELLIER
LANGSTON**
01329 220111
02382 022111
hlp.co.uk

Matt Poplett
t. 023 8057 4512
e. matt@hlp.co.uk

Andy Hellier
t. 01329 220 111
e. ah@hlp.co.uk