



Unit C2 Mountbatten Business Park, Jackson Close, Portsmouth PO6 1LX

TO LET

PROMINENTLY LOCATED
WAREHOUSE/INDUSTRIAL UNIT

**5,205 Sq Ft
(484 Sq M)**

DESCRIPTION

The property is an end-terrace, trade/industrial unit of steel portal frame construction with block work and part profile clad to the front, side and rear elevations. There is a pedestrian and a trade entrance to the front of the unit along with a roller shutter door. There is a second roller shutter door on the side elevation.

- ✓ 3 Phase Power
- ✓ 2 Manual Roller Shutter Doors
- ✓ Pedestrian and Trade Entrances
- ✓ Car Parking to the Front and Rear
- ✓ 5.96m Eaves Height

LOCATION

The property is located in a prominent roadside position on the corner of Jackson Close and Grove Road, a short distance from the west side of the A2030 Eastern Road, which provides access to Portsmouth City Centre and Southsea.

There is a Sainsbury's food store and the established retail and industrial area of Fitzherbert Road to the East of the A2030 Eastern Road.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	5,205	484

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

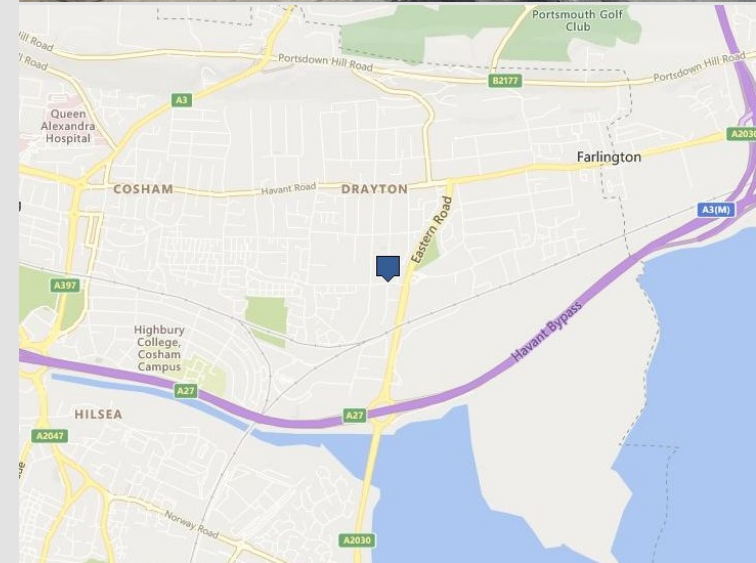
Rateable Value to be reassessed.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed, including periodic rent reviews.

EPC

The Energy Performance Rating is C72.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 11-Feb-2021

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Elise Evans
07703 393120
eevans@lsh.co.uk

Oliver Hockley
07860 188100
ohockley@lsh.co.uk



Alex Gauntlett
07584 657 826
agauntlett@vailwilliams.com