



24 Limberline Spur, Hilsea, Portsmouth, PO3 5DY
Industrial / Warehouse Unit

Summary

Tenure	To Let
Available Size	560 sq ft / 52.03 sq m
Rent	£10,000 per annum
Service Charge	£1,875 per annum
Rateable Value	£6,400
EPC Rating	C (59)

Key Points

- No Motor Trade
- Located 1.5 miles from M27/A27 Road Network
- Available on a New FRI Lease
- Situated on an Established Industrial Estate
- Variety of Uses Considered
- Allocated Parking

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Description

The subject premises is a corner terrace industrial unit of steel portal frame construction under a pitched roof with roof lighting. The unit benefits from having a 2.51(w)m x 3.84(h)m loading door, small office, w.c. with wash hand basin & tea point.

There is parking for 2 cars at the front along with a large loading area.

Location

Portsmouth is located approximately 20 miles east of Southampton and 70 miles South West of London. The city benefits from excellent road communications being situated at the M27 / A27 junction, which links to the M3 and A3(M) which provides access to London and the wider national motorway network.

Limberline Spur is situated in an established industrial location within Hilsea which is accessed off Norway Road via Gunstore Road.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit	560	52.03	Available
Total	560	52.03	

Specification

Properties to be partially refurbished, current specifications:

- * Minimum Eaves Height 4.5m
- * 2.5(w)m x 3.9(h)m Manual Loading Door
- * x2 Allocated Parking Spaces
- * Solid Concrete Floor
- * LED Strip Lights
- * Three Phase Power
- * Gas capability
- * W/C + Basin

Terms

Available on a new effective Full Repairing Insuring Lease for a term to be agreed for a rent of £10,500 pax.

Rateable Value

Rateable Value: £6,400

You are advised to make your own enquiries to the Local Authority in this regard before making a commitment to lease.

*The unit should qualify for small business rates relief, please contact the Local Authority for further information.

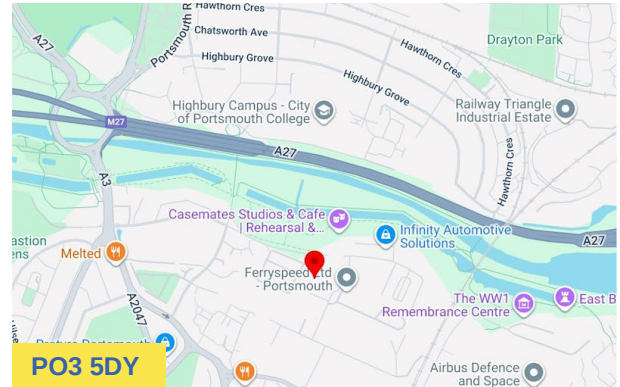
Other Costs

Service Charge - £1,875 pa for the current term.

Buildings Insurance - £400 pa for the current term.

Legal Costs - The tenant will pay £2,750 + VAT for the Landlords costs incurred in connection with the letting.

VAT - Unless otherwise stated all costs are exclusive of VAT.



Viewing & Further Information

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