



**UNIT 1100 BLUEPRINT INDUSTRIAL ESTATE,
PORTSMOUTH, PO3 5RN**

INDUSTRIAL / WAREHOUSE TO LET

2,714 SQ FT (252.14 SQ M)



Summary

INDUSTRIAL WAREHOUSE UNIT - TO LET

Available Size	2,714 sq ft
Rent	£35,282 per annum exclusive of any other outgoings
Rates Payable	£14,796 per annum
Rateable Value	£34,250
Estate Charge	£550 per annum
EPC Rating	E (114)

- Established industrial location
- Easy access to motorway network
- Large rear parking and loading
- 8 car parking spaces
- Clear span warehouse
- To be fully refurbished



Location



Unit 1100 Blueprint Industrial Estate, Dundas Spur, Portsmouth, PO3 5RN

Portsmouth is located approximately 19 miles south 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 M3 and A3(M) and provides access to London and the wider national motorway network.

The property is situated in an established industrial location within the Blueprint Industrial Estate on Dundas Spur, which is within two miles of the M27/A27 junction.



Further Details

Description

Unit 1100 Blueprint comprises a mid terrace purpose built industrial/warehouse unit constructed of a clear span steel portal frame with a minimum eaves height of 6.4m. Servicing to the unit is via a rear loading area and roller shutter door (5m high by 3.94m wide). There are also 8 allocated parking spaces.

The property benefits from:-

- Three phase power
- Loading door 5m (h) x 3.94m (w)
- Minimum eaves height 7m
- Offices
- WC's
- To be fully refurbished

Accommodation

The accommodation comprises of following:

Name	sq ft	sq m
Ground - Ground Floor	2,714	252.14
Total	2,714	252.14

Terms

Available by way of a new full repairing and insuring lease direct from the landlord subject to terms.

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

VAT

We understand the property is registered for VAT.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657 826



Alice Masterman

amasterman@vailwilliams.com

07393 235709



**Vail
Williams**

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