

**\*FOR SALE FREEHOLD\***



## Unit G OYO Business Units, Fitzherbert Road, Farlington, Portsmouth, PO6 1RN

HIGH QUALITY INDUSTRIAL / WAREHOUSE WITH OFFICES

### Summary

Tenure	For Sale
Available Size	3,811 sq ft / 354.05 sq m
Price	£500,000
Rates Payable	£16,372.50 per annum
Rateable Value	£29,500
EPC Rating	C (51)

### Key Points

- Self Contained
- 6.90 Eaves Height
- Loading & Parking Area
- Within a mile of A27 & M27
- Original Offices plus Mezzanine Offices
- Electric Loading Door 4m h x 3.48w
- End of Terrace Unit
- \*No Motortrade\*

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## Description

The Own Your Own Estate provides high quality industrial / business units.

The subject unit is an end of terrace unit of steel portal frame construction with the roof covered in steel insulated cladding with roof lighting.

The premises has a main warehouse with original office and a mezzanine floor offering further office space.

## Location

Located within the established Farlington Industrial area, to the north east of Portsmouth City Centre, and in close proximity to the Sainsbury's superstore, the development benefits from an extensive frontage to Fitzherbert Road.

The Farlington Industrial area is situated within a mile of the A27 dual carriageway, which provides quick and easy access westbound to the M27, Portsmouth City and Ferry Port, Fareham, Southampton and M3, and eastbound to the A3(M), Havant and Chichester.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main Warehouse	2,082	193.42	Available
Mezzanine - Office	1,232	114.46	Available
1st - Office	497	46.17	Available
<b>Total</b>	<b>3,811</b>	<b>354.05</b>	

## Specification

- \* Kitchen
- \* WC with wash hand basin
- \* Electric Up & Over Loading Door 4m h x 3.48m w
- \* Eaves Height 6.90m
- \* 3 Phase Power
- \* Power Floated Concrete Floor

The Office Benefits from;

- \* Electric Wall Heaters
- \* Suspended Ceilings
- \* LED Lights
- \* Carpeting

## Terms

Freehold available at a price of £500,000 plus VAT

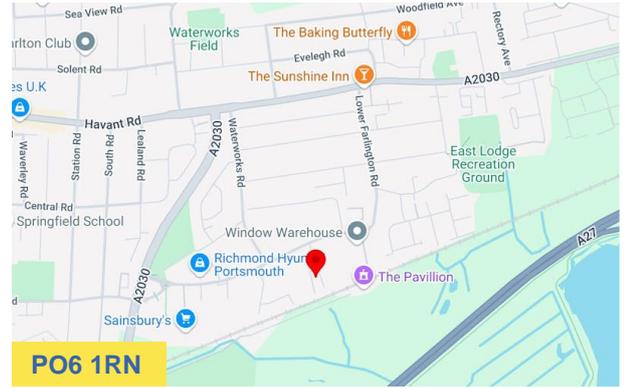
## Business Rates

Rateable Value £29,500 from 1st April 2026

You are advised to make your own enquiries to the local authority in this regard.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction  
VAT - Unless otherwise stated all prices and costs are exclusive of VAT



## Viewing & Further Information

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