

INDUSTRIAL / WAREHOUSE UNITS



## Block D, Skill Centre, Limberline Spur, Portsmouth, PO3 5LF

Industrial / Warehouse Units Available

### Summary

Tenure	To Let
Available Size	801 to 822 sq ft / 74.42 to 76.37 sq m
Rent	£1,187 - £3,028 per month
Business Rates	To be Confirmed
EPC Rating	E (105)

### Key Points

- Situated In Established Industrial Location
- Recently Refurbished
- Available on a New Leases
- Located 1.5 Miles from M27/A27
- Loading Door Entry
- Onsite Parking

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# Block D, Skill Centre, Limberline Spur, Portsmouth, PO3 5LF

## Description

Industrial / Warehouse Units of steel port frame construction, with loading doors and onsite parking.

10A - Minimum eaves height 3.4 m; Loading 2.5m (w) x 3.8m (h)

10C - Minimum eaves height 3.4 m; Loading 3.5m (w) x 2.7m (h)

10D - Minimum eaves height 3.4 m; Loading 2.8m (w) x 3m (h)

## Location

Portsmouth is located approx. 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 Skill Centre is situated in an established industrial location on Limberline Spur which is accessed off Norway Road via Gunstore Road. It is approx. 1.5 miles from the M27/A27.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Rent	Availability
Unit - 10A	822	76.37	£1,165 /month	Available
Unit - 10C & 10D	801	74.42	£1,135 /month	Available
<b>Total</b>	<b>1,623</b>	<b>150.79</b>		

## Specification

Loading doors

Concrete floor

Onsite facilities

Some units have internal water

Parking onsite

## Terms

Each unit is available to let by way of a new effective full repairing & insuring lease for a minimum term of 3 years.

Rent is payable monthly in advance.

Each lease will be excluded from the security of tenure provisions of Part II of the Landlord & Tenant Act 1954.

## Business Rates

10A - £8,500

10C&D - £8,900 Source - VOA/HMRC

You are advised to make your own enquiries with the local Council regarding Business Rates.

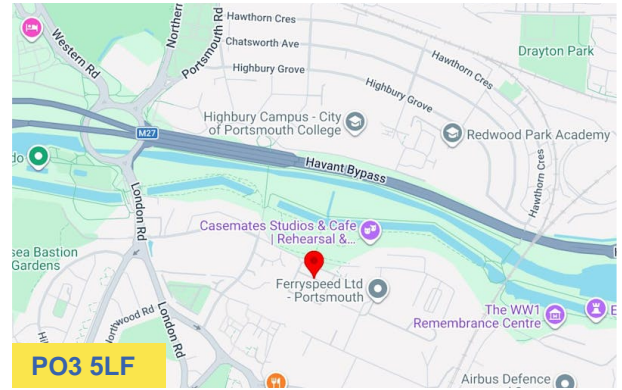
## Other Costs

Service Charge (£0.83 p sq ft) & Buildings Insurance (£0.33 p sq ft) is payable by in-going tenants.

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

Unless otherwise stated all prices are exclusive of VAT.

VAT - Is applicable.



## Viewing & Further Information

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Unit 10A



Unit 10C



