

PORTSMOUTH

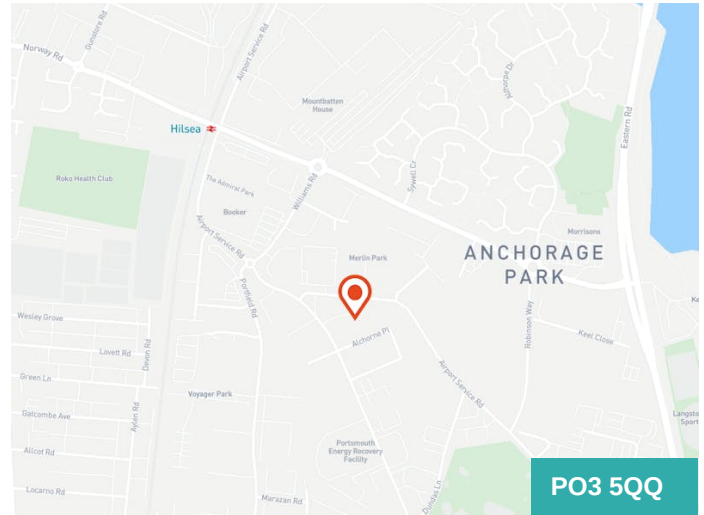
Unit C Highgrove Industrial
Estate, PO3 5QQ



INDUSTRIAL / WAREHOUSE TO LET

1,783 SQ FT

- Excellent motorway connections
- Three phase power
- Clear span warehouse
- Gas supply
- Parking
- Loading door w:3.28 x h:4.68m
- Minimum eaves 6.42m



Summary

Available Size	1,783 sq ft
Rent	£29,500 per annum
EPC Rating	C (57)

Description

The property comprises a modern end of terrace industrial/warehouse unit of steel portal frame construction with brick and blockwork to internal elevation and external profiled steel cladding.

The unit benefits from translucent roof panels, 3-phase electricity, mains gas supply, loading door, WC, and car parking. The ground floor warehouse area is fully open plan, save for a WC block in the corner. Externally there is a loading forecourt and parking.

Location

Highgrove Industrial Estate is located in the Airport Industrial area; one of Portsmouth's principal industrial locations. It has excellent access to the A27, which in turn leads onto the M27/A3(M) and is approximately 3 miles from Portsmouth City Centre and approximately 2 miles from International Ferry Port.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - C	1,783	165.65
Total	1,783	165.65

Terms

Available by way of an assignment or sub-let of the existing lease expiring 8th February 2034. The lease includes a tenant break option 8th February 2029 and 8th August 2029.

Alternatively the property may be available by way of a new lease direct from the landlord subject to terms.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All rents, prices and premiums, etc., are quoted exclusive of VAT at the prevailing rate.



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