



**UNIT 8 MARSHLANDS ESTATE FARLINGTON,
PORTSMOUTH, PO6 1ST**

INDUSTRIAL / WAREHOUSE TO LET

2,380 SQ FT (221.11 SQ M)



Summary

Industrial/Warehouse Unit - To Let

Available Size	2,380 sq ft
Rent	£30,044 per annum
Rates Payable	£9,504 per annum
Rateable Value	£22,000
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

- Roller shutter door
- Minimum eaves height 5.26m
- Parking
- Variety of uses permitted
- End of Terrace



Location



**Unit 8 Marshlands Estate
Farlington, Portsmouth, PO6
1ST**

Located on the established Farlington Industrial Estate to the north east of Portsmouth, the unit is situated just off Fitzherbert Road.

The Estate is situated within a few miles of the A27 providing quick access to the M27 and A3M





Further Details

Description

The property comprises an end of terrace industrial/warehouse unit of steel portal frame construction with part brickwork and profiled steel cladding to the external elevation and part blockwork/part interior panelling to the internal elevation.

Internally the unit benefits from translucent roof panels, 3-phase electricity, roller shutter door, an office/reception area and WC facility.

Terms

Available on a new lease for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.

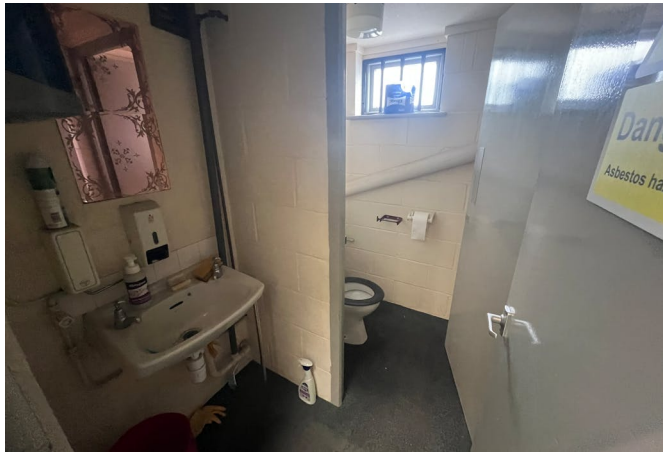
VAT

The property is not elected for VAT.

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



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