UNIT B HIGHGROVE INDUSTRIAL ESTATE, PORTSMOUTH, PO3 5QQ

INDUSTRIAL / WAREHOUSE TO LET

2,851 SQ FT (264.87 SQ M)

Vail Williams

Summary

Semi-detached
Industrial/Warehouse Unit - TO LET

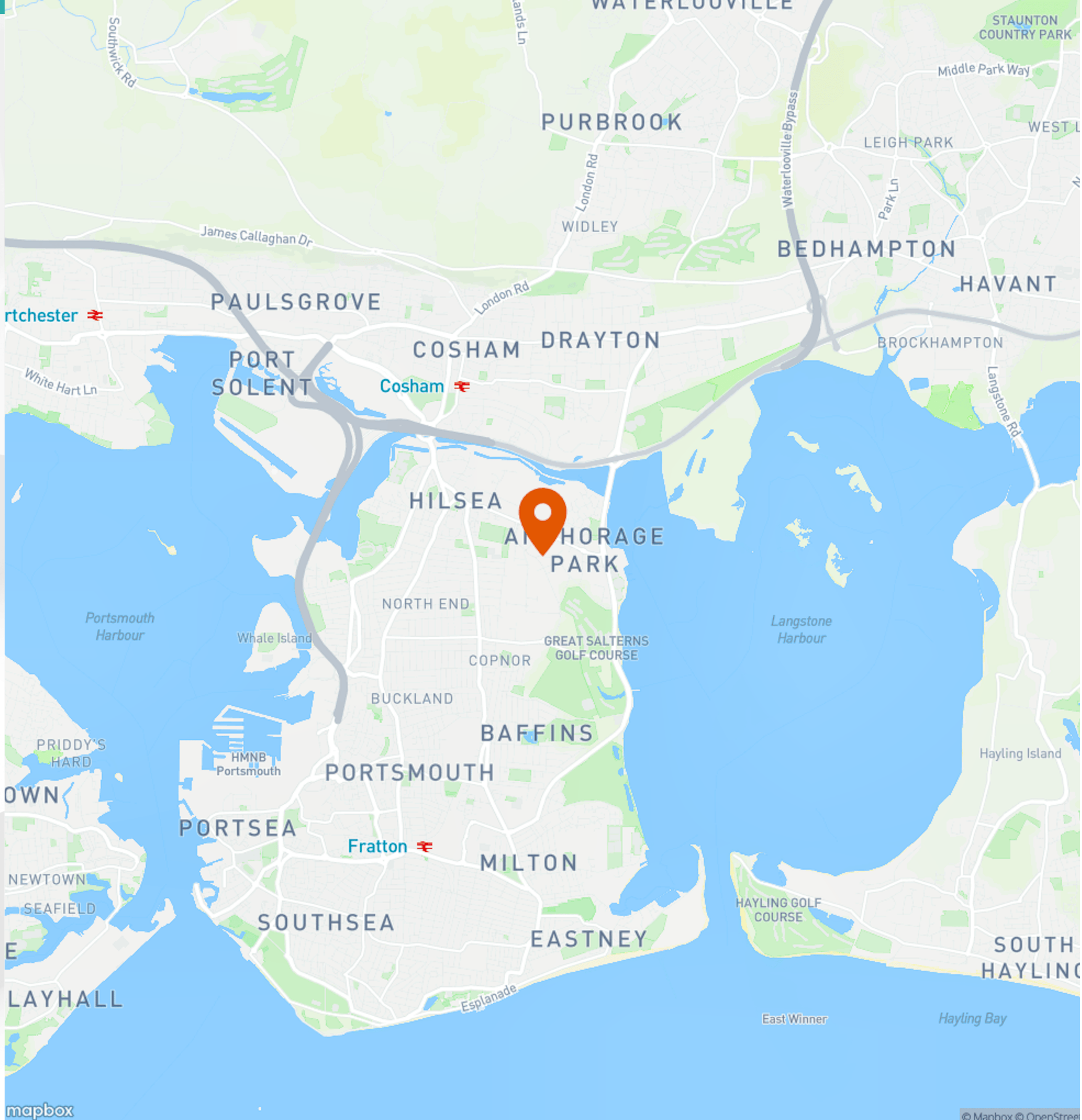
Available Size	2,851 sq ft
Rent	£36,000 per annum
Rates Payable	£29,760 per annum The rateable value requires reassessment on a split basis
Rateable Value	£62,000
Service Charge	£1.52 per sq ft
EPC Rating	B

- Excellent motorway connection
- Three phase power
- Allocated parking
- EPC B
- Can be let together with Unit B
- Established Industrial Estate

Location

Unit B Highgrove Industrial Estate, Quartremaine Road, Portsmouth, PO3 5QQ

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 Center and approximately 2 miles from International Ferry Port.



Further Details

Description

The unit is are situated on Highgrove Industrial Estate. Unit B comprise a semi-detached modern 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, up and over loading door, W/Cs and car parking.

Internally, Unit B ground floor is mainly open plan with an undercroft area that goes under the mezzanine. The first floor mezzanine is currently partitioned and home to a paint spray booth and light storage.

Unit B can also be let together with Unit A, providing a total area of 5,675 sqft

VAT

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,887	175.31	Available
Mezzanine	955	88.72	Available
Total	**2,842**	**264.03**	

Terms

The premises are available by way of new full repairing and insuring lease on terms to be agreed.

Unit B is available at £36,000 per annum.

Unit A, B and C are currently listed under one rateable value of £62,000. A reassessment of the business rateable value will be required should the units be let individually.

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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