



**UNIT 10 MITCHELL WAY, PORTSMOUTH, PO3 5PR**

**INDUSTRIAL / WAREHOUSE TO LET**

**3,462 SQ FT (321.63 SQ M)**



# Summary

## TO BE FULLY REFURBISHED - industrial warehouse with parking

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 3,462 sq ft                                                                                                                      |
| Rent           | £48,500 per annum                                                                                                                |
| Rates Payable  | £15,984 per annum                                                                                                                |
| Rateable Value | £37,000                                                                                                                          |
| Service Charge | £2,893.22 per annum<br>A service charge is payable for the maintenance and management of the estate. Further details on request. |
| EPC Rating     | C (58)                                                                                                                           |

- Prominent established industrial location
- Easy access to motorway network
- Parking and loading area
- Ground and first floor offices
- 8 parking spaces



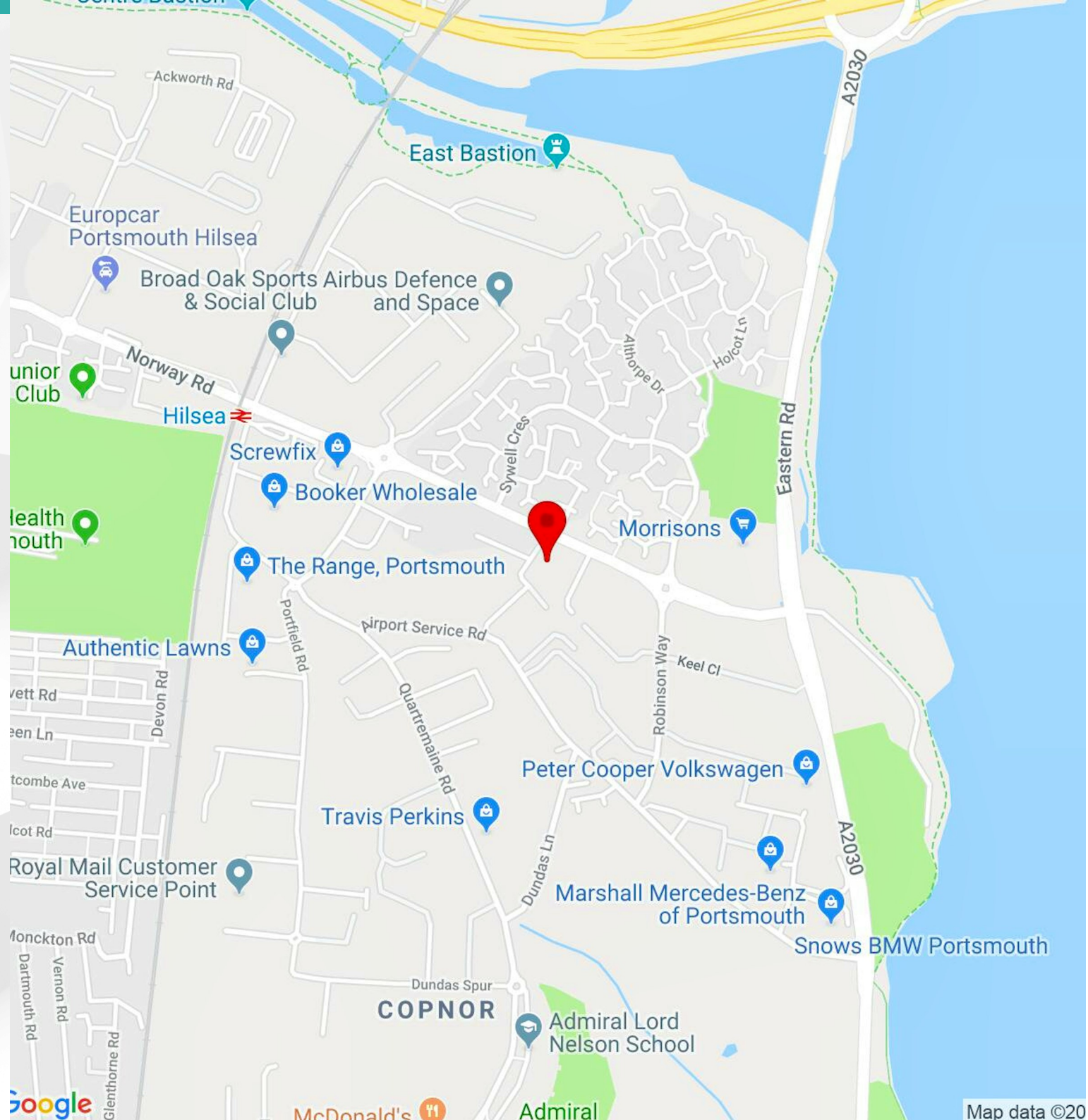
# Location



**Unit 10 Mitchell Way,  
Portsmouth, PO3 5PR**

Unit 10 Mitchell Way is located on the Airport Industrial Estate, which is well established as one of Portsmouth's principal industrial locations, having excellent access to the A27/M27/A3(M) road network via the Eastern Road (A2030) dual carriageway.

Portsmouth City Centre is approximately 3 miles to the south and the International Ferry Port is within 2 miles to the south-east.





# Further Details

## Description

Unit 8 Mitchell Way comprises a modern industrial/warehouse unit with integrated ground and first-floor office accommodation. Located on the established Airport Industrial Estate, the property benefits from a loading door, LED lighting, allocated parking, three-phase power, and excellent connectivity to the A27, M27 and A3(M), making it ideally suited for industrial, storage, distribution, or trade counter occupiers.

## Accommodation

The accommodation comprises of the following

| Name               | sq ft        | sq m          | Tenure | Availability |
|--------------------|--------------|---------------|--------|--------------|
| Ground - Warehouse | 2,953        | 274.34        | To Let | Available    |
| 1st - Office       | 508          | 47.19         | To Let | Available    |
| <b>Total</b>       | <b>3,461</b> | <b>321.53</b> |        |              |

## Specification

- Loading door of 3.1m x 5.1m (max)
- Eaves height of 6.17m
- Ridge height 6.83m
- 3 phase power
- First floor offices
- Male & female WCs
- Parking and loading area

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed.

## Legal costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the 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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