



## UNIT 2 AMEIVA POINT, PORTSMOUTH, PO3 5SD

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

10,851 SQ FT (1,008.09 SQ M)



# Summary

## Industrial Warehouse Unit - FULLY REFURBISHED

Available Size	10,851 sq ft
Rent	£130,000 per annum
EPC Rating	B (43)

- 6m eaves
- First floor offices with kitchen and WC's
- Photovoltaic Panels
- 2 Electric loading doors
- 3 phase power
- EV Chargers
- Ability to create secure yard



# Location

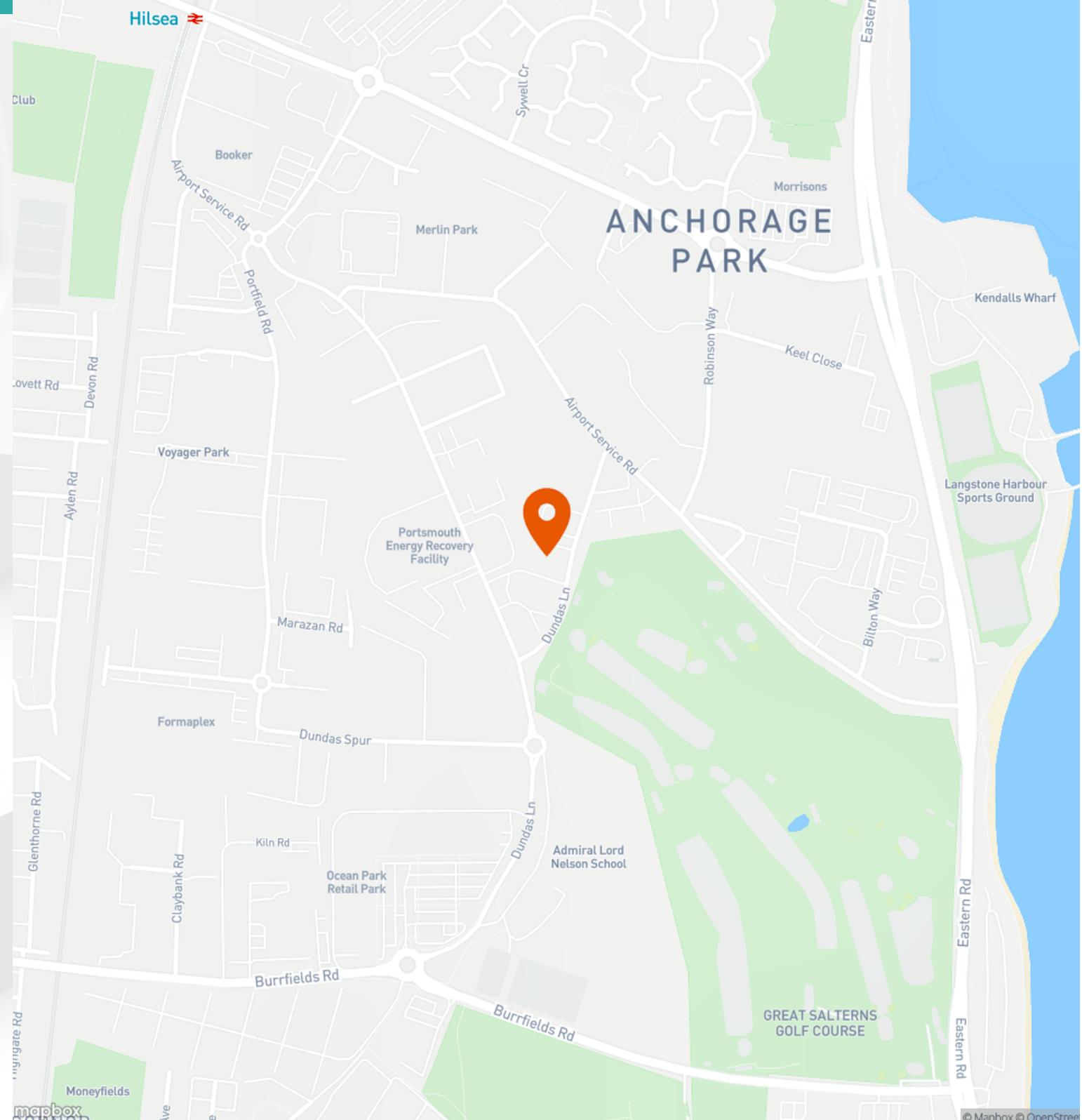


**Unit 2 Ameiva Point, Dundas Lane, Portsmouth, PO3 5SD**

Ameiva Point is a well established, modern development of industrial trade counter units situated in Portsmouth within two miles of the A27, providing easy access to the M27/A3(M) leading to the M25 and London. Portsmouth City Centre, The Continental Ferry Port and Naval Dockyard are both within 4 miles.

Unit 2 is located on the Airport Industrial Estate, which is the main industrial estate in Portsmouth. The property is located near to the junction of Quartremain Road and Dundas Lane leading on to the Airport service Road.

Dundas Lane contains a number of other industrial properties and is located immediately opposite is a municipal golf course. Other occupiers in the immediate vicinity include Veolia Recycling and Travis Perkins.





# Further Details

## Description

The property comprises a detached light industrial/warehouse unit constructed in 2003 of steel portal framed construction with brick and block elevations to 6m topped with pressed steel insulated cladding all beneath a pitched and insulated pressed steel-clad roof. The southern part of the roof benefits from high coverage of photovoltaic panels providing a significant power generation opportunity.

Access to the main warehouse is via two electric loading doors which have been fitted to the front elevation overlooking the car park.

Internally the property benefits from fitted first floor offices with double glazed powder coated aluminium windows and wall mounted electric heaters. The first floor also includes a kitchen and toilet facilities. The ground floor warehouse benefits from new LED lighting throughout and newly painted warehouse floor.

Externally there is a yard area with designated parking to the front. The site area extends to 0.5 acres with an site coverage of 38.25%.

## Terms

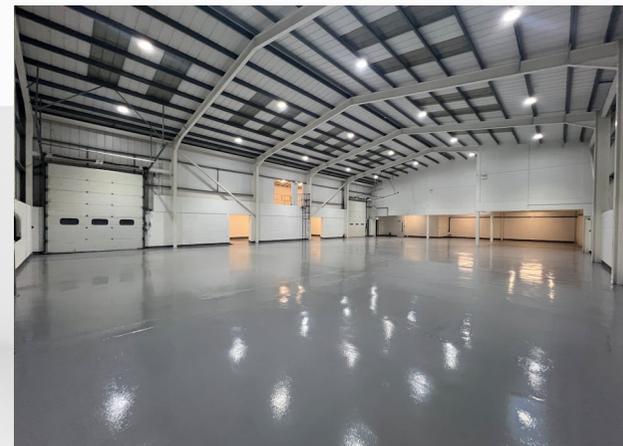
The unit are available on a new full repairing and insuring lease.

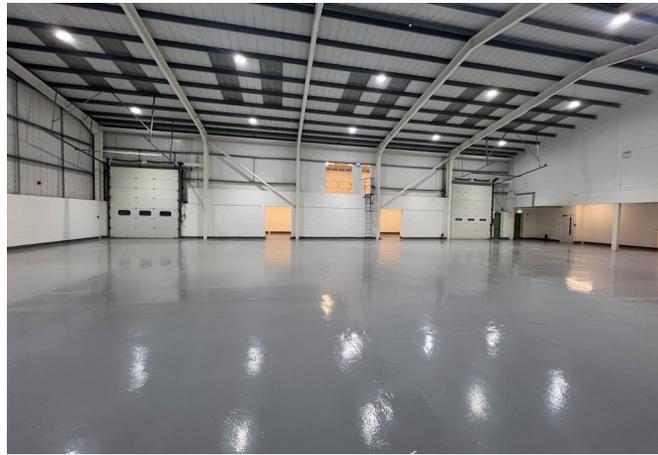
## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## 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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