

TP3 PHASE 2 POMPEY CENTRE, PORTSMOUTH, PO4 8ER

TRADE COUNTER TO LET

3,493 SQ FT (324.51 SQ M)

Vail Williams

Summary

TRADE COUNTER / WAREHOUSE UNIT - TO LET

Available Size	3,493 sq ft
Rent	£57,500 per annum
Rates Payable	£24,720 per annum
Rateable Value	£51,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

- Parking in front of unit
- Phase 3 electricity supply
- Established trade park location
- Electric loading door
- Glazed entrance



Location

TP3 Phase 2 Pompey Centre, Portsmouth, PO4 8ER

The Pompey Centre is Portsmouth's largest retail, trade and mixed-use development. It occupies a central location within Portsmouth with excellent transport links and extensive free car parking. Traffic flows through Fratton Way are 540,000 per month (source: Portsmouth City Council – 2023).

Aldi, Matalan, Home Bargains, B&Q and a Tesco Extra are all located nearby. Occupiers within the trade park include:

- Topps Tiles
- Brewers
- Screwfix
- Easy Bathrooms
- Plumlink
- Wash Bathrooms
- City Electrical Factors.




DEWALT
DEWALT
DEWALT
DEWALT
DEWALT
DEWALT
DEWALT
makita
Elliotts TOOL CENTRE
Elliotts TOOL CENTRE
Elliotts TOOL CENTRE
Elliotts TOOL CENTRE
OX

Further Details

Description

TP3 comprises a modern steel framed unit in a mid-terrace position within the Trade Park. The unit has a glazed entrance and electric roller shutter door. The unit is arranged over the ground floor only and benefits from a WC block.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Building Type	Size	Tenure
Ground	Trade Counter	3,493 sq ft	To Let

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed, at a rent of £57,500 per annum.

Legal Costs

Each party to be responsible for their own legal costs incurred in any 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

Service Charge

Payable in respect of maintenance and repair of the common parts of the site. Further details on request.









Enquiries & Viewings



Tim Clark

tclark@vailwilliams.com

07584 214 662



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657 826

Vail Williams

View on our website

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in ccordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 17/11/2026