



TO BE FULLY REFURBISHED

UNIT 8, ADMIRAL PARK, PORTSMOUTH, PO3 5NJ

INDUSTRIAL/LOGISTICS / TRADE COUNTER / TRADE COUNTER / SHOWROOM /
WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

1,377 SQ FT (127.93 SQ M)



Summary

Prominent Industrial warehouse / Trade Counter unit - TO LET

Available Size	1,377 sq ft
Rent	£21,500 per annum
Rates Payable	£7,776 per annum
Rateable Value	£18,000
Estate Charge	£1,011.12 per sq ft
EPC Rating	D (96)

- To be fully refurbished
- Parking
- Office accommodation
- 3 Phase power
- Roller shutter loading doors

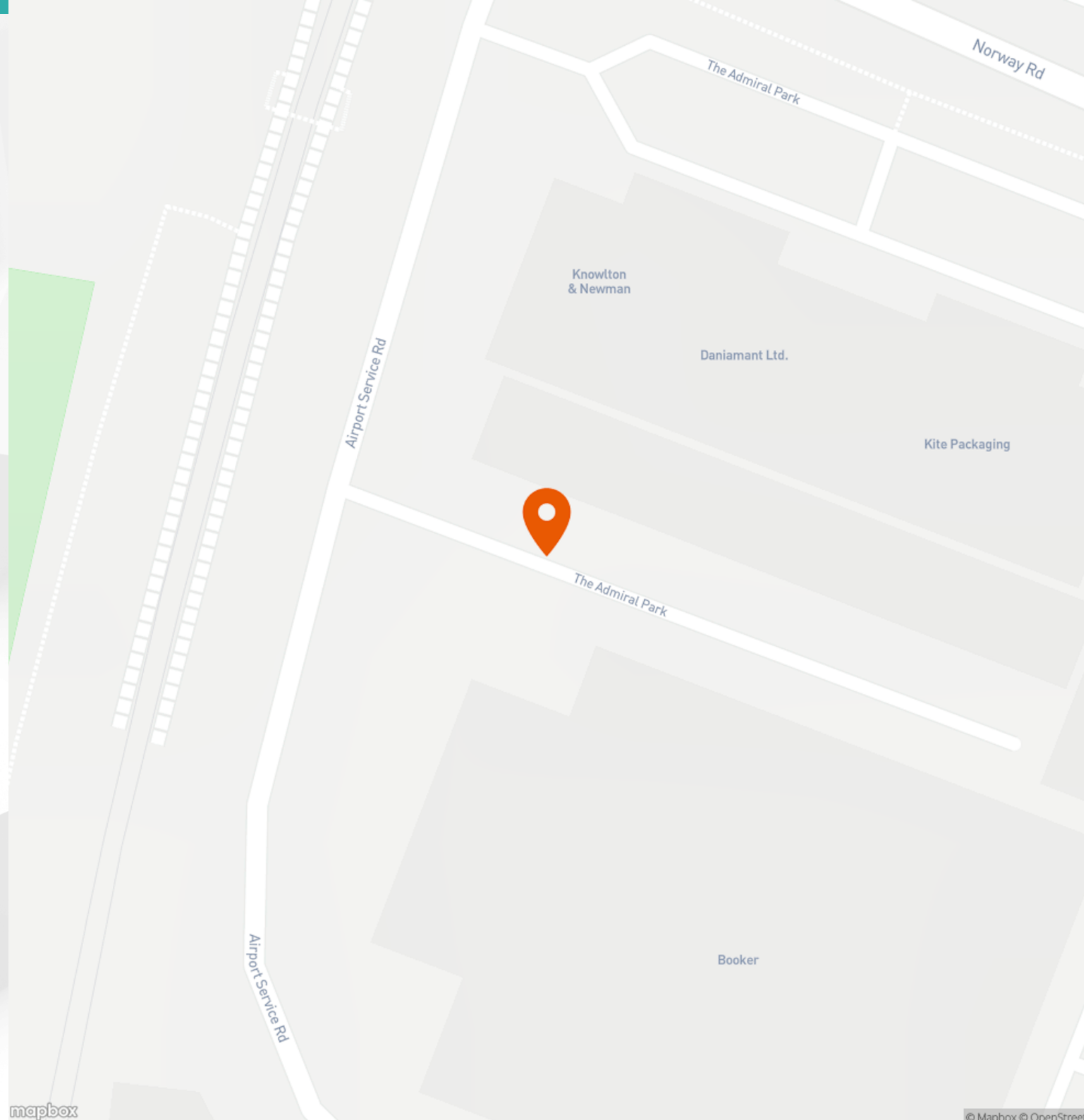


Location



Unit 8 Admiral Park, Williams Road, Portsmouth, PO3 5NJ

The units occupy a very accessible location on the established Airport Industrial Estate to the north of Portsea Island, having good road access to the M27/A27 motorway via either the Anchorage Road/A2030 Eastern Road dual carriageway or the A3 at Hilsea. Admiral Park is prominently situated fronting Norway Road and Williams Road, with units 1-2 accessed from Airport Service Road opposite Hilsea train station and unit 15 accessed via Williams Road.





Further Details

Description

The premises lie within a prominent, well maintained estate. The units were constructed in the late 1980s of steel portal frame construction with profiled clad elevations under a pitched insulated roof.

Internally the unit benefits from the following specification:

- Minimum Eaves – 6.066 m
- Maximum height – 6.647 m
- 1 x up and over manual loading door 3.994 wide x 4.923 m high
- 3 phase electric
- WC
- Ground floor office/reception
- Parking

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,377	127.93	Available
Total	1,377	127.93	

Terms

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

Service charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.





Enquiries & Viewings



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**Vail
Williams**

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