



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Trade Counter, Warehouse
TO LET



Unit 18 Hilsea Industrial Estate, Limberline Spur, Portsmouth, PO3 5JW

Modern Industrial Unit

Summary

Tenure	To Let
Available Size	1,171 sq ft / 108.79 sq m
Rates Payable	£5,376 per annum
Rateable Value	£10,500
EPC Rating	A (14)

Key Points

- Steel Portal Frame Construction
- Electric Loading Doors
- 6m Eaves Height
- W.C. & Kitchenette
- Forecourt Loading & Parking
- 3 Phase Power



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Description

Hilsea industrial Estate is a modern landscaped scheme of 22 business units across 3 terraces built in 2016, which are used for a mixture of industrial, storage and workshop purposes.

Unit 18 is of steel portal frame construction with steel profile clad elevations and roof incorporating translucent panelling.

Location

Limberline Spur, Hilsea Industrial Estate is located in a strategic location within an established freight and distribution zone, on Norway Road. The premises are 1.5 miles from the M27, 0.5 miles from Hilsea Train Station and 3 miles from Portsmouth International Port.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - 18	1,171	108.79	Under offer
Total	1,171	108.79	

Specification

- Sectional electric loading doors (3.5m high)
- 6m eaves
- Allocated parking
- Forecourt loading
- Three phase power
- Power floated concrete floor 30kn/sq m
- CCTV
- Gas supply available (tenant to commission)
- Ducts for phone and broadband
- WC and Kitchenette
- General waste disposal
- Bike store
- BREEAM rating very good
- EPC A Rated.

Terms

A new full repairing & insuring lease is available for a term to be agreed.
Rent on application.

Rateable Value

Rateable Value: £10,500

You are advised to make your own enquiries to the Local Authority in this regard before making a commitment to lease.

*The unit will qualify for small business rates relief, please contact the Local Authority for further information.

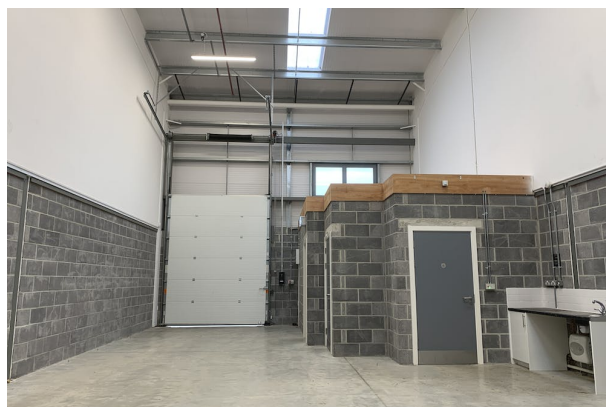
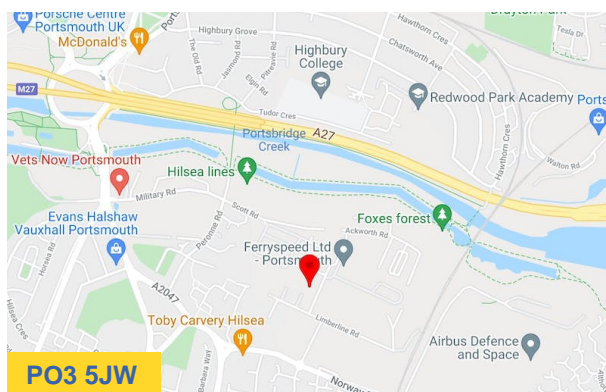
Other Costs

Estate Service Charge will be payable - £604.16 + VAT for the current year

Buildings Insurance will be payable - current premium £86.45

Legal Costs - The tenant will pay reasonable costs incurred in connection with the letting.

VAT - Unless otherwise stated all costs are exclusive of VAT.



Viewing & Further Information

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