



PREMIER HOUSE, PORTSMOUTH, PO3 5TU

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

6,793 SQ FT (631.09 SQ M)



Summary

Trade Counter / Industrial warehouse unit - TO LET

Available Size	6,793 sq ft
Rates Payable	£32,760 per annum
Rateable Value	£60,000
EPC Rating	B (43)

- Secure yard area
- Prominent location
- 6m clear internal height
- Fitted trade counter
- Kitchenette and WC's
- 15 parking spaces



Location



Premier House, Airport Service Road, Portsmouth, PO3 5TU

Premier House occupies a prominent location on Airport Service Road on the Airport Industrial Estate in Portsmouth. Its close proximity to the A2030 Eastern Road provides direct access to the A27 which has further links to the M27, A3(M) and the City Centre via the M275.

The Continental Ferry Port and Naval Dockyard are both within 4 miles.





Further Details

Description

The property comprises a steel portal frame with insulated cladding under an insulated clad roof benefitting from translucent panels providing good natural light. Externally the property benefits from a secure yard area to the side elevation and a loading apron with parking. Access to the yard is via a secure gate. Access to the warehouse is via 1 level access loading door or through the internal showroom entrance.

The external personnel door currently provides access to a trade counter and large showroom area which benefits from WC's and LED flat panel lighting on a plastered finish ceiling. The warehouse is mainly open plan with a large proportion sectioned off to provide the showroom space. The remaining part of the warehouse is currently racked out, benefitting from LED lighting.

There are stairwells at either end of the premises providing access to a mezzanine area which has been fitted out into individual office rooms plus a large breakout area with kitchenette and WC's.

Terms

Available by way of an assignment or sub-let of the existing lease expiring 10th September 2030. Current passing rent: £58,000 pax however there is an outstanding rent review from 10th September 2024.

Alternatively the property may be available by way of a new lease direct from the landlord subject to terms.

VAT

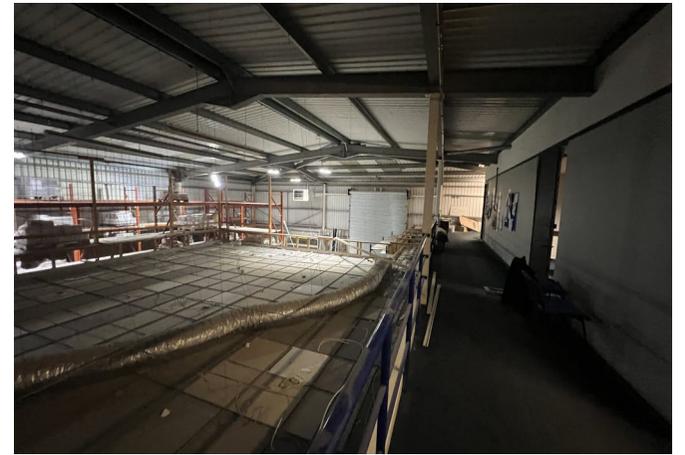
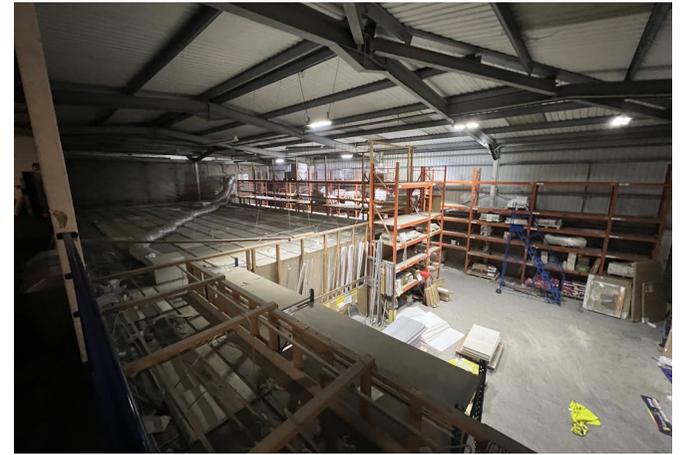
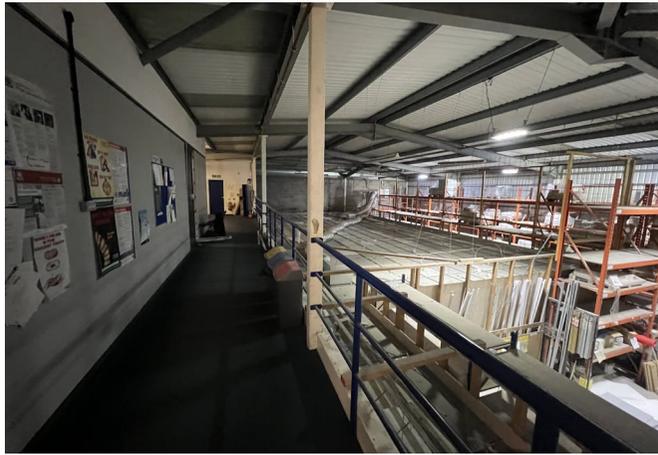
We understand the property is registered for VAT.

Legal Costs

Each party to be responsible for their own legal costs.

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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**Vail
Williams**

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