



**UNIT I HIGHGROVE INDUSTRIAL ESTATE, PORTSMOUTH,
PO3 5QQ**

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

835 SQ FT (77.57 SQ M)



**Vail
Williams**

Summary

Newly Refurbished Industrial/Warehouse Unit To Let

Available Size	835 sq ft
Rent	£13,500 per annum
Service Charge	£3.46 per sq ft
EPC Rating	B

- Excellent motorway connection
- Three phase power
- Clear span warehouse
- Allocated parking
- EPC B
- Recently refurbished
- Established Industrial Estate
- Eligible for small business rates relief

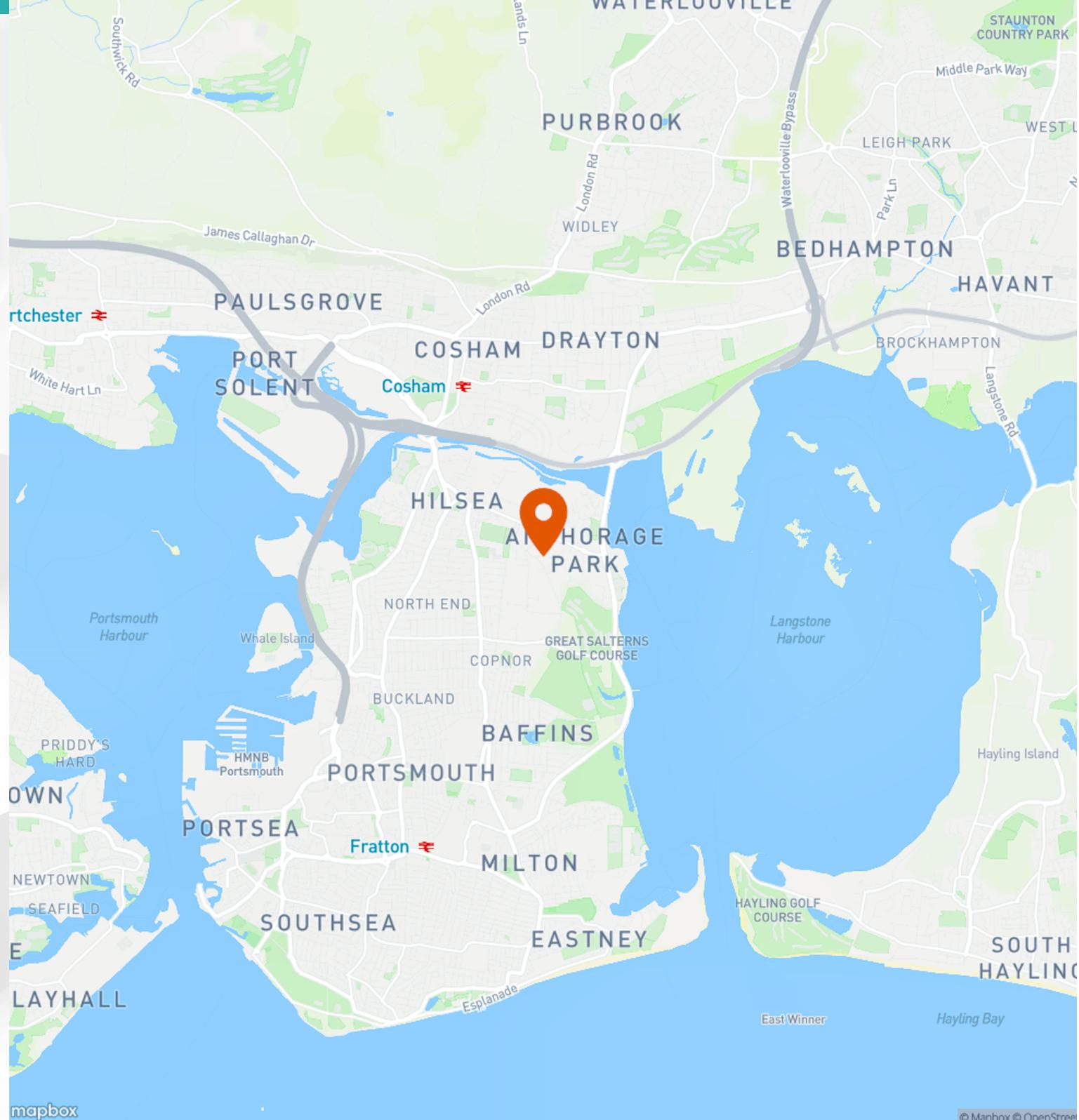


Location



Unit I Highgrove Industrial Estate, Quartremain Road, Portsmouth, PO3 5QQ

Highgrove Industrial Estate is located in the Airport Industrial area; one of Portsmouth's principal industrial locations. It has excellent access to the A27, which in turn leads onto the M27/A3(M) and is approximately 3 miles from Portsmouth City Center and approximately 2 miles from International Ferry Port.





Further Details

Description

The property comprises a modern industrial/warehouse unit of steel portal frame construction with brick and blockwork to internal elevation and external profiled steel cladding.

The unit benefits from translucent roof panels, 3-phase electricity, roller shutter door, WC, and car parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	835	77.57	Available
Total	835	77.57	

Terms

The premises are available by way of new full repairing and insuring lease on terms to be agreed.

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.

VAT

All rents, prices and premiums, etc., are quoted exclusive of VAT at the prevailing rate.





Enquiries & Viewings



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