

*MAY QUALIFY FOR SBRR



8 Port Royal Street, Southsea, PO5 4NP

Industrial/Warehouse with Yard Available

Summary

Tenure	To Let
Available Size	753 sq ft / 69.96 sq m
Rent	£10,750 per annum
Rateable Value	£8,500
EPC Rating	B (40)

Key Points

- Industrial/Warehouse space
- Lock Up Yard
- Allocated Parking
- 3 Phase

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8 Port Royal Street, Southsea, PO5 4NP

Description

Port Royal Street consists of several light industrial/warehouse premises, with permitted parking.

The subject property is a mid-terrace unit located in the at the end of the road. It has a WC, shutter, yard (470 sq ft) and pedestrian entrance.

Location

Portsmouth is located approximately 20 miles east of Southampton and 70 miles South West of London. The city benefits from excellent road communications being situated at the M27 / A27 junction, which links to the M3 and A3(M) which provides access to London and the wider national motorway network.

Port Royal Street is situated off Reglan Street, 630 m east from Portsmouth and Southsea Station, and 150 m West from the A2030 taking you out of city.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	753	69.96	Available
Total	753	69.96	

Terms

Available on a new effective Full Repairing Insuring Lease for a term to be agreed for a rent of £10,750 pax.

Business Rates

Rateable Value: £8,500, Source (VOA)

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

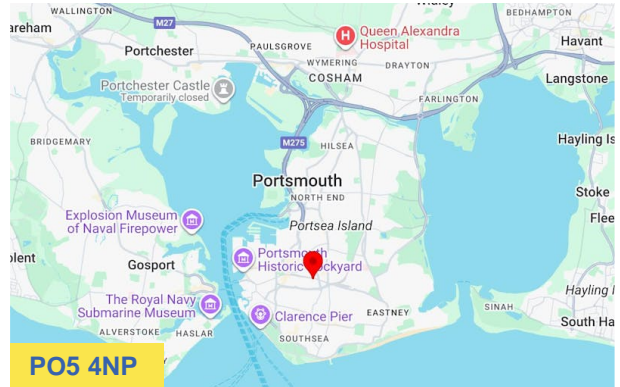
*The unit should qualify for small business rates relief, please contact the Local Authority for further information.

Other Costs

Legal Costs - The tenant will pay £2,750 + VAT for the Landlords costs incurred in connection with the letting.

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

VAT - NOT elected for VAT



Viewing & Further Information

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