



**UNIT 1200 BLUEPRINT INDUSTRIAL ESTATE,
PORTSMOUTH, PO3 5RN**

INDUSTRIAL / WAREHOUSE TO LET

2,724 SQ FT (253.07 SQ M)



Summary

INDUSTRIAL WAREHOUSE UNIT - TO LET

Available Size	2,724 sq ft
Rent	Rent on application
Rates Payable	£15,843.25 per annum
Rateable Value	£31,750
EPC Rating	E (114)

- Established industrial location
- Easy access to motorway network
- Rear parking and loading
- 8 car parking spaces

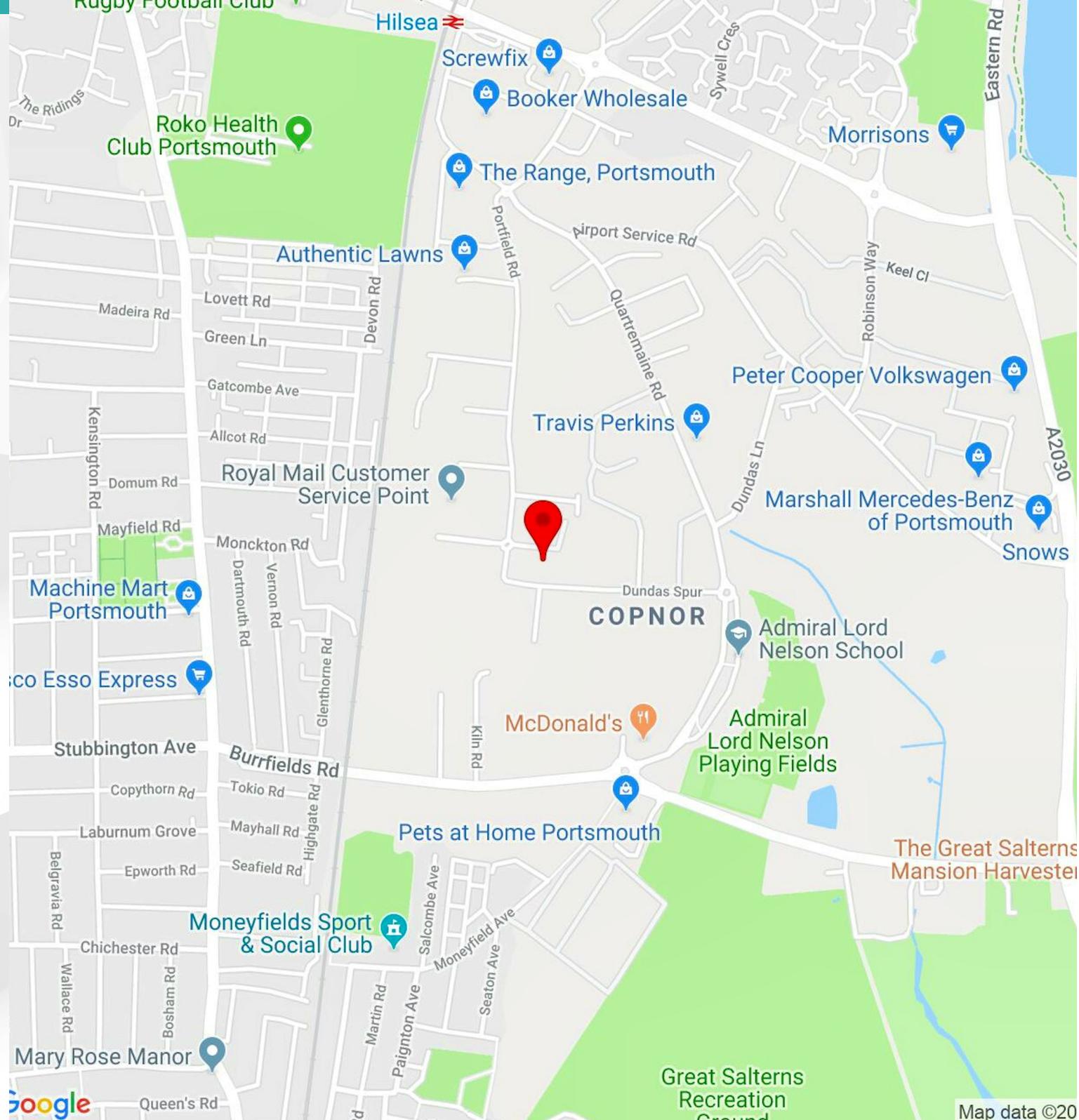


Location

 **Unit 1200 Blueprint Industrial Estate, Dundas Spur, Portsmouth, PO3 5RN**

Portsmouth is located approximately 19 miles south 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 M3 and A3(M) and provides access to London and the wider national motorway network.

The property is situated in an established industrial location within the Blueprint Industrial Estate on Dundas Spur, which is within two miles of the M27/A27 junction.



Further Details

Description

Unit 1200 Blueprint comprises a mid terrace purpose built industrial/warehouse unit constructed of a clear span steel portal frame with a minimum eaves height of 7m. Servicing to the unit is via a rear loading area and roller shutter door (5m high by 3.94m wide). There are also 8 allocated parking spaces.

The property benefits from:-

- Three phase power
- Loading door 5m (h) x 3.94m (w)
- Minimum eaves height 7m
- Offices
- Kitchenette

Accommodation

The accommodation comprises of following:

Name	sq ft	sq m
Ground - Ground Floor	2,724	253.07
Total	2,724	253.07

Terms

Available by way of an assignment or sub-let of the existing lease expiring 20th January 2031.

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

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

VAT

We understand the property is registered for VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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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