



**UNIT 5, SONAR LIMBERLINE ROAD, PORTSMOUTH, PO3  
5JF**

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

5,498 SQ FT (510.78 SQ M)





# Summary

## NEW INDUSTRIAL WAREHOUSE UNIT - AVAILABLE FOR IMMEDIATE OCCUPATION

Available Size	5,498 sq ft
Rent	£80,000 per annum
Rates Payable	£24,018.87 per annum This is an estimate.
Rateable Value	£48,134
Estate Charge	£1,814.34 per annum This is an estimate.
EPC Rating	A

- Available for occupation immediately
- Part of a brand new 7 industrial scheme
- 50KN/sqm floor loading
- Level access loading doors
- Photovoltaic panels
- Roof lights
- Fitted offices with heating and cooling
- Shower facilities
- EPC A Rating
- 8m eaves height





# Location



**Unit 5 Sonar Limberline Road,  
Portsmouth, PO3 5JF**

The site is accessed via Limberline Road. Portsmouth Docks is approximately 2.5 miles distant and the A3(M) is approximately 3 miles away. Hilsea train station is approximately 200m away. Occupiers in the vicinity include Steve Porter Transport, BAE Systems, Covers Timber, Ferryspeed and a Evans Halshaw Vauxhall car dealership.

Sonar comprises high quality, highly sustainable industrial / logistics buildings designed to suit a range of storage, distribution and manufacturing uses, and offers a new destination for businesses to excel.









# Further Details

## Description

Unit 5 is a new end of terrace light industrial unit on a newly constructed multi-unit industrial scheme with 6 allocated car parking spaces.

The unit benefits from up to 8m clear internal access, 50kN / sq m floor loading, a level access loading door, loading forecourt, photovoltaic panels, EV charging and roof lights. There is first floor mezzanine office space, W/Cs and shower facilities.

The scheme has achieved BREEAM excellent and EPC A ratings, and offers CO2 efficiency, heating and cooling systems, water saving points and fittings, as well as PV panels and EV charging points.

## Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m	Availability
Ground	4,006	372.17	Available
1st - Mezz / Office	1,492	138.61	Available
<b>Total</b>	<b>5,498</b>	<b>510.78</b>	

## Terms

Available on new leases on terms to be agreed.

## Legal Costs

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

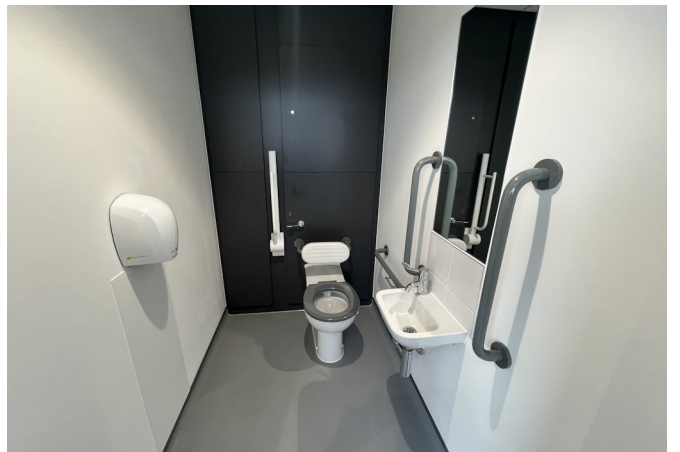
## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## 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



**Alex Gauntlett**

[agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com)

07584 657 826



**Russell Mogridge**

[rmogridge@vailwilliams.com](mailto:rmogridge@vailwilliams.com)

07815 737175

02392203200



**Vail  
Williams**

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