



9 Palmers Road Industrial Estate, Emsworth, PO10 7DH

INDUSTRIAL / WAREHOUSE PREMISES

Summary

Tenure	To Let
Available Size	1,952 to 2,977 sq ft / 181.35 to 276.57 sq m
Rent	£19,500 per annum
Rates Payable	£11,516.25 per annum
Rateable Value	£20,750
EPC Rating	B (40)

Key Points

- First Floor Office Space
- Self Contained
- Front Parking & Loading
- Soughtafter Location
- No Motor Trade Use

Description

The subject property is a mid terrace industrial unit of part brick and part steel clad elevations under a pitched roof including roof lighting.

Internally the property comprises a warehouse with offices and w.c. facilities to the rear along with first floor mezzanine offices. The property also benefits from a full height roller shutter loading door (3.46m h x 3.32m w) to the front along with parking for six vehicles.

Location

Palmers Road Industrial Estate is situated just off the A259 within Emsworth and approximately 1.5 miles from the A27.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,952	181.35	Available
1st - Mezzanine - Front Section	309	28.71	Available
1st - Mezzanine - Rear Section	716	66.52	Available
Total	2,977	276.58	

Specification

- *Two mezzanine floors
- *Loading door - 3.46m high
- *Min eaves height 4.49m
- *Ridge height 6.42m
- *3 phase power
- *2x WC with wash hand basins
- *UPVC double glazing

Terms

Available on a new full repairing insuring lease for a term to be agreed at rent of £19,500 per annum

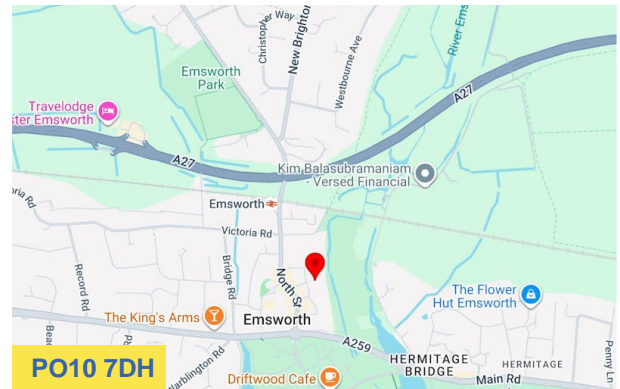
Business Rates

Rateable Value £20,750 per annum

You are advised to make your own enquiries to the local authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.
Buildings Insurance and Estate Service Charge will be payable by the in-going tenant.
VAT - Unless otherwise stated all rents and costs are exclusive of VAT



Viewing & Further Information

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