

**QUALIFIES FOR SBRR\***


## 1 Palmers Road Industrial Estate, Emsworth, PO10 7DH Industrial Unit Available

### Summary

Tenure	To Let
Available Size	1,314 sq ft / 122.07 sq m
Rent	£13,000 per annum
Service Charge	£465.67 per annum
Rateable Value	£11,000
EPC Rating	C (74)

### Key Points

- To Let
- End-terrace unit
- Loading 4.2m (w) x 3.45m (h)
- Min Eaves 3.8m
- x3 parking spaces

## Description

Light industrial end-terrace unit with a roller shutter loading door and separate pedestrian access door. Inside, the unit has an office space, W.C. and wash hand basin and a tea point.

## Location

The subject industrial unit is located off of North Road away from the centre of Emsworth High Street close to local amenities and shops. Emsworth train station is situated 300 meters to the north, approximately 4 mins walk. The A27 is approximately 1.35 miles to the west leading onto the M27, A3 & M3 motorway network.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,314	122.07	Available
<b>Total</b>	<b>1,314</b>	<b>122.07</b>	

## Specification

- \* Concrete floor
- \* Sky lights
- \* Steel frame
- \* W/C and wash basin
- \* Reception/office area (81 sq ft)
- \* Loading 4.2m (w) x 3.45m (h)
- \* Min Eaves 3.8m
- \* Max Eaves 5.2m
- \* x3 Parking spaces & loading area
- \* Gas capability

## Terms

Available by way of a new Full Repairing Insuring Lease for a term to be agreed at a rent of £13,000 per annum.

## Business Rates

\*Rateable value: £11,000 (Source: VOA)

You are advised to confirm the rates payable with the local council before making a commitment.

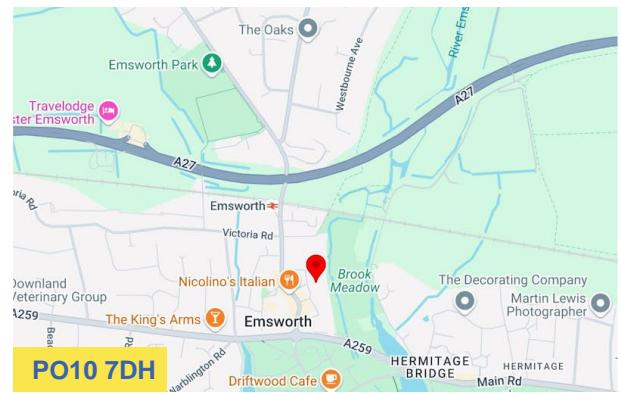
## Other Costs

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

Service charge of £465.67 pa plus VAT, until Dec 24'.

Buildings insurance of £502.04 + VAT, until Nov 24'.

VAT - is applicable



## Viewing & Further Information

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