



**UNIT 7 MOUNTBATTEN BUSINESS PARK, PORTSMOUTH,
PO6 1UR**

TRADE COUNTER / INDUSTRIAL / WAREHOUSE TO LET
3,693 SQ FT (343.09 SQ M)



**Vail
Williams**

Summary

Warehouse / Trade Counter Unit

Available Size 3,693 sq ft

Rent £59,088 per annum

Business Rates N/A

EPC Rating C (57)

- Trade Counter Location
- Three Phase Power
- Easy access to A27/A3(M)
- Pedestrian and trade entrance
- 7 Car Parking spaces
- 5.69m min eaves height



Location



Unit 7 Mountbatten Business Park, Jackson Close, Portsmouth, PO6 1UR

The property is located in a prominent roadside position on the corner of Jackson Close and Grove Road, a short distance from the west side of the A2030 Eastern Road, which provides access to Portsmouth City Centre and Southsea.

There is a Sainsbury's food store and the established retail and industrial area of Fitzherbert Road to the East of the A2030 Eastern Road.





Further Details

Description

The property is a mid terrace, trade/industrial unit of steel portal frame construction with block work and part profile clad to the front, side and rear elevations. There is a pedestrian and a trade entrance to the front of the unit, along with an up and over loading door.

The property benefits from ground floor trade counter and first floor offices. Externally, there is a loading area and allocated parking.

Local occupiers include Halfords, Plumbase, Screwfix and Motor Parts Direct.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m	Availability
Ground - Warehouse & office	3,160	293.57	Available
1st - Office	533	49.52	Available
Total	3,693	343.09	

Specification

- * 3 Phase Power
- * Loading Door
- * Pedestrian and Trade Entrances
- * 7 Parking spaces
- * 5.69m Eaves Height

Terms

The property is available on a new full repairing and insuring lease on terms to be agreed, including periodic rent reviews.

Legal Costs

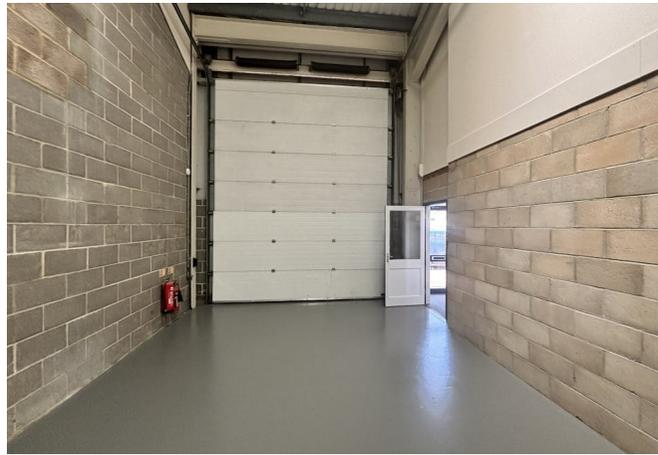
Each party to be responsible for their own legal costs.

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

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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