



**UNIT 1400 BLUEPRINT INDUSTRIAL ESTATE, DUNDAS  
SPUR, PORTSMOUTH, PO3 5RW**

**INDUSTRIAL / WAREHOUSE TO LET**

**12,615 SQ FT (1,171.97 SQ M)**





# Summary

## Industrial Warehouse To Let - Large secure rear yard

Available Size	12,615 sq ft
Rent	£157,688 per annum exclusive of any other outgoings
Rates Payable	£53,781 per annum
Rateable Value	£98,500
EPC Rating	D (92)

- Established industrial location
- Easy access to motorway network
- Rear yard
- 17 car parking spaces
- 2 loading doors
- First floor offices
- Refurbished
- EV Chargers



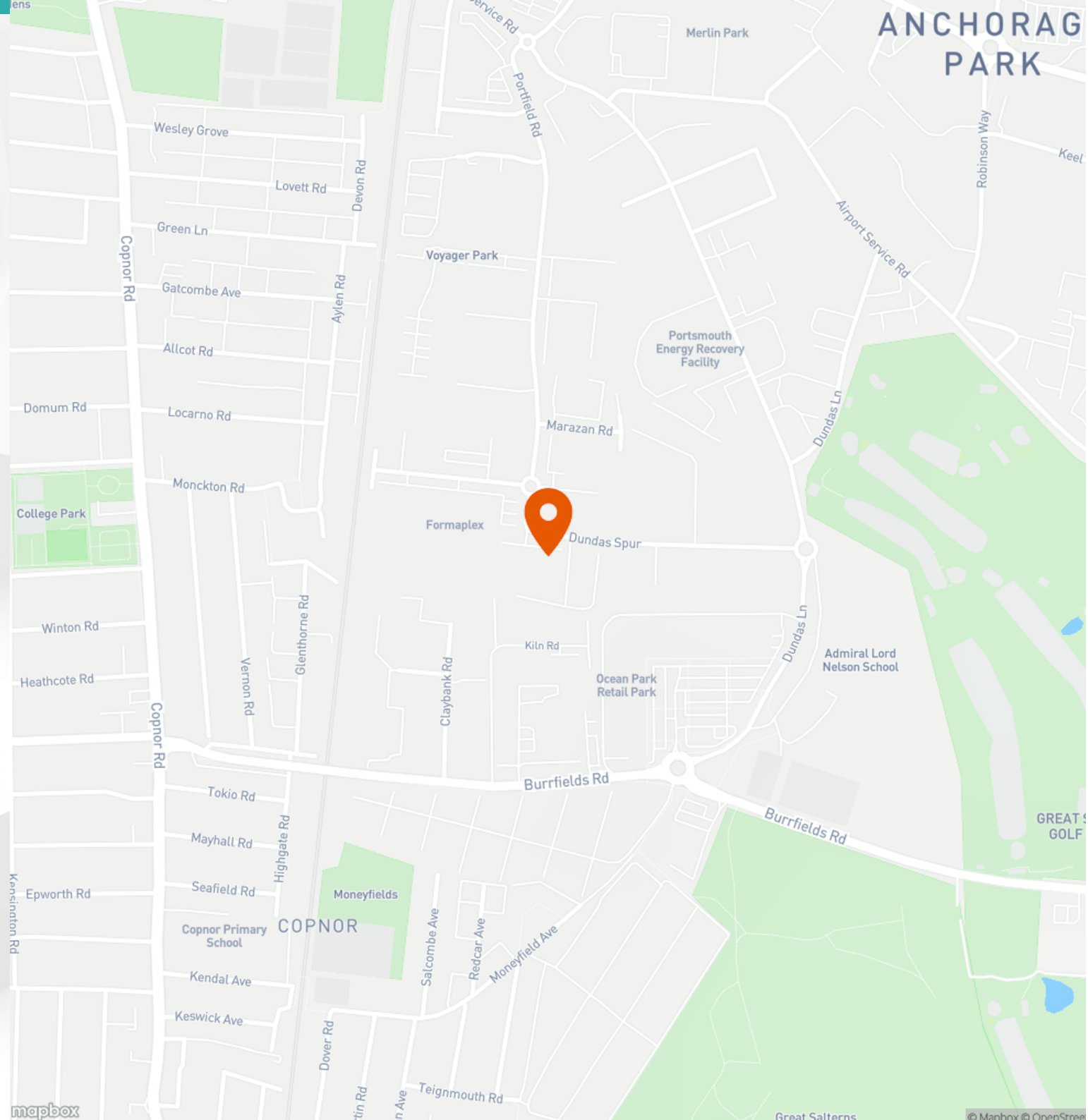


# Location



**Unit 1400 Blueprint Industrial  
Estate Dundas Spur,  
Portsmouth, PO3 5RW**

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

1400 Blueprint comprises an end of terrace purpose built unit constructed of a clear span steel portal frame with a minimum eaves height of 6.92m. Servicing to the unit is via a large, secure rear loading area/yard and two roller shutter doors (4.97m high by 3.91m wide). There are also 17 parking spaces at the front of the unit.

The property benefits from:-

- Three phase power
- 2 x loading doors – 4.97m (h) x 3.91m (w)
- Minimum eaves height 6.92m
- Offices
- Kitchen
- Secure yard/loading area (approx. 8,468 sq.ft)
- EV Chargers

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground - Ground floor	10,529	978.18	To Let	Let
1st - First floor	2,086	193.80	To Let	Let
<b>Total</b>	<b>12,615</b>	<b>1,171.98</b>		

## Terms

New full repairing and insuring lease on terms to be agreed.

## 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.

## 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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