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Trade Counter/Warehouse

Unit C3 & C5 Portfield Industrial Estate

Nevil Shute Road, Portsmouth, PO3 5RX

Industrial / Warehouse

TO LET

3,492 to 7,029 sq ft

(324.42 to 653.02 sq m)

- 5.9m minimum eaves height
- Allocated car parking
- Prominent trade counter potential

Expert property advice delivering competitive advantage

Unit C3 & C5 Portfield Industrial Estate, Nevil Shute Road, Portsmouth, PO3 5RX

Summary

Available Size	3,492 to 7,029 sq ft
Rent	£35,000 per annum
Rates Payable	£12,849.25 per annum
Rateable Value	£25,750
EPC Rating	C (63)

Location

Portsmouth is a major South Coast conurbation having excellent road communications to the M27 motorway providing direct access to Southampton and the M3 as well as the A27/A3(M) providing rapid access along the South Coast to the east and via the A3(M) to London, Guildford and the M25. The subject premises is situated on the principle trading estate in the northern part of the City in a very prominent and highly accessible location, some 2 miles north east of the City Centre and 1.5 miles south west of the junction on the A27 and the A2303 (Eastern Road). Neighbouring occupiers include The Range, Edmundson's Electrical, Williams and Co Plumbing Supplies and Screwfix.

Description

This mid-terrace unit is of steel portal frame construction with pitched roof incorporating roof lights with LED lighting throughout the warehouse. The warehouse area has clear internal minimum eaves height of 5.9m. There are WCs on the ground floor with first floor offices. The unit has ample parking spaces and loading area.

The premises benefit from the following facilities/specification:

- Minimum eaves height of 5.9m
- LED lighting in warehouse
- First floor offices
- Ground floor WCs
- Allocated car parking
- Prominent trade counter potential

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Unit - C3	3,537	328.60	To let	Under offer
Unit - C5	3,492	324.42	To let	Available
Total	7,029	653.02		

Terms

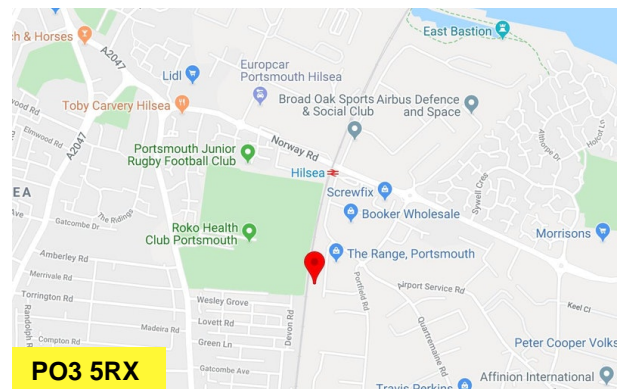
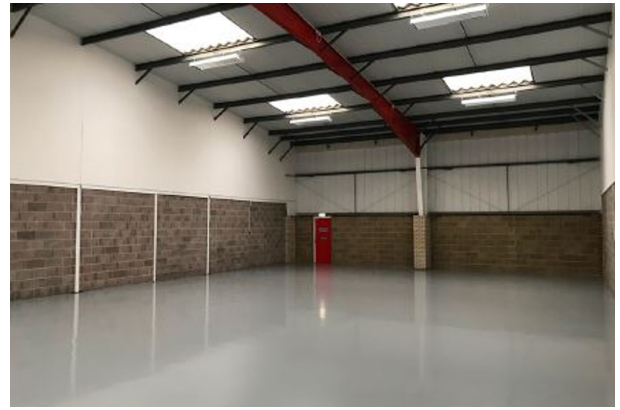
The property is available on a full repairing and insuring lease on terms to be agreed.

Legal Costs

Each party to pay their own legal costs incurred in the transaction.

Joint Agents

Elise Evans - 01489 663532 - eevans@lsh.co.uk



Viewing & Further Information

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