UNIT E1, VOYAGER PARK, PORTFIELD ROAD, **PORTSMOUTH**, PO3 5FL



INDUSTRIAL / WAREHOUSE UNIT **TO LET**



13,576 sq.ft. (1,261.25 sq.m) Gross Internal Area

KEY FEATURES

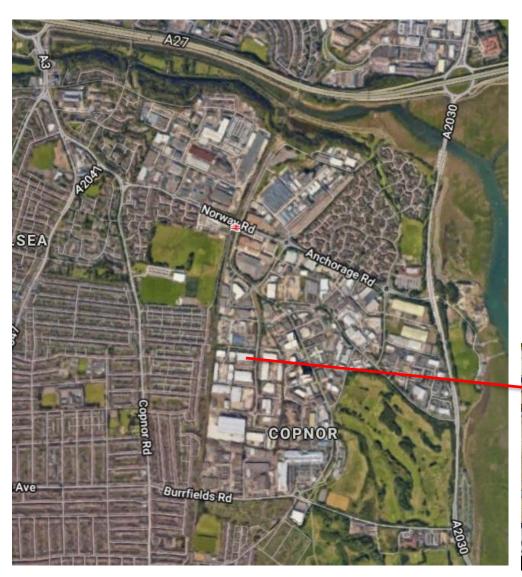
- Modern unit with frontage to road
- 8 m eaves
- Clear span warehouse with offices
- Yard area suitable for HGV vehicles
- 32 allocated car parking spaces



UNIT E1, VOYAGER PARK, PORTFIELD ROAD,

PORTSMOUTH, PO3 5FL





LOCATION

Voyager Park is located on Portfield Road and forms part of the established Airport Industrial Estate in Hilsea, North Portsmouth. The Park benefits from good access to the A27 trunk road at the Farlington Intersection, via Eastern Road (A2030).

Within close proximity of Voyager Park are a range of amenities, which include Hilsea Halt Railway Station, approximately a 5 minute walk, and retail facilities at Ocean Retail Park and Morrisons Supermarket, which are both approximately a 10-15 minute walk from the scheme.

CLICK HERE for the video trailer.



UNIT E1, VOYAGER PARK, PORTFIELD ROAD,

PORTSMOUTH, PO3 5FL











UNIT E1, VOYAGER PARK, PORTFIELD ROAD,

PORTSMOUTH, PO3 5FL



DESCRIPTION

The premises have been built to a high specification and have a prominent frontage onto Portfield Road.

The property is of a steel portal frame construction with clad elevations under a pitched roof incorporating translucent panelling.

The clear span warehouse incorporates fitted offices with excellent natural light and staff welfare facilities.

The building benefits from an independent customer and staff access point with 32 allocated car parking spaces for road worthy vehicles along the front elevation and rear warehouse loading area located at the southern side of the building.

SPECIFICATION

- 8 m eaves height (underside of haunch)
- Electrically operated loading door (4.5 x 4 m)
- 30 kN/m2 floor loading
- Yard area suitable for HGV vehicles
- 24 hour monitored CCTV
- 32 allocated car parking spaces

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

SCHEDULE OF AREAS (APPROX GIA)

Description	Sq ft	Sq m
Warehouse and Offices	12,007	1,115.5
First floor offices	1,569	145.8
TOTAL	13,576	1,261.3

(Measured in accordance with the RICS Property Measurement Standards which now incorporates the RICS Code of Measuring Practice 6th Edition)

RENT

On application.

ESTATE SERVICE CHARGE & INSURANCE

Available upon request.

EPC

Energy Performance Rating: B-44

Reference Number: 0080-0048-2050-4429-3092

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £71,000. However, we would advise an interested party to confirm the accuracy of this information.

UNIT E1, VOYAGER PARK, PORTFIELD ROAD, **PORTSMOUTH**, PO3 5FL



LEGAL COSTS

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

SERVICES

We are informed that the property is connected to mains gas and electricity. Water is via a landlord's supply, the cost of which is recovered via the service charge. Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents below.

Harnish Patel

Tel: 07825 276132

Email: hpatel@vailwilliams.com

Russell Mogridge

Tel: 07815 737175

Email: rmogridge@vailwilliams.com







Subject to Contract April 2019

Misrepresentation Act 1967 — Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 — Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

Birmingham Crawley Heathrow London Portsmouth Southampton Thames Valley Woking

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 550 Thames Valley Park, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office. **Regulated by RICS.**

Our Services: Acquisition & Disposal, Building Consultancy, Corporate Real Estate, Development Consultancy, Investment and Funding, Leasing Advisory, LPA Receivership, Planning Consultancy, Property Asset Management, Rating, Valuation