

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



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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.



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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.

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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

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**Subject to Contract
April 2019**

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