

UNIT B4, MOUNTBATTEN BUSINESS PARK, JACKSON CLOSE,
PORTSMOUTH PO6 1US



INDUSTRIAL/WAREHOUSE UNIT TO LET

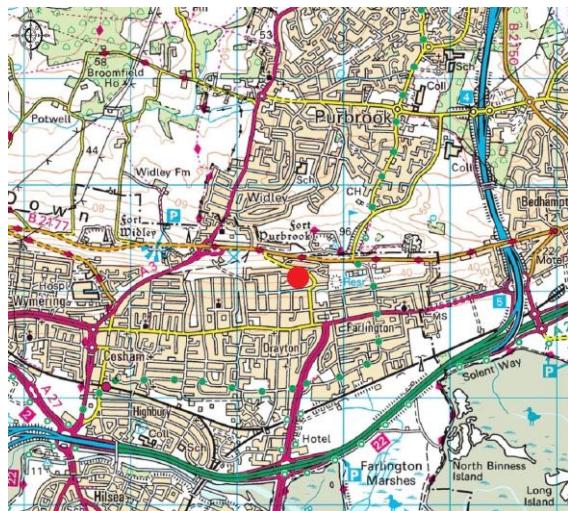
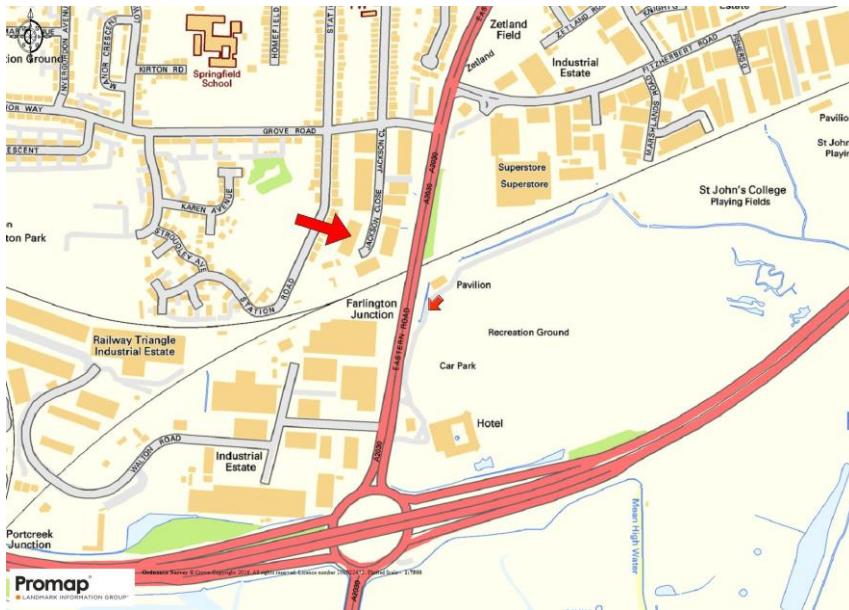


4,886 sq ft (453.91 sq m) Approx. Gross Internal Area

KEY FEATURES

- 3 phase electricity
- Manual roller shutter door
- 8.5m eaves height
- WC facilities
- 12 allocated car parking spaces
- Excellent access to the motorway network

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LOCATION

Mountbatten Business Park is located on Jackson Close opposite Sainsbury's and B&M Home Stores. Occupiers within the immediate estate include Mountjoy, Euro Car Parts, Auto Windscreens, Halfords Auto Centre and Portsmouth Plumbase.

The property is approximately $\frac{1}{4}$ mile north of the A27/M27 to the north of Portsea Island. The closest train station is Cosham 1.3 miles to the west, which provides regular services to Portsmouth and Southsea, Southampton City Centre and London Waterloo.

DESCRIPTION

The property comprises of a mid-terrace unit of steel frame construction, which benefits from open plan office accommodation at ground and first floors.

Internally there is a ground floor warehouse with a manual roller shutter loading door (3.74m width x 4.3m height).

The unit also benefits from 3 phase electricity supply, mains gas supply, 8.5 metres maximum eaves height and roof lights.

There is a loading area to the front of the property with 12 allocated car parking spaces.

SCHEDULE OF AREAS

Description	Sq Ft	Sq M
Ground Floor Warehouse incl. office	4,150	385.54
First Floor Office	736	68.37
Total Approximate GIA	4,886	453.91

(Measured in accordance with the RICS Code of Measuring Practice 6th Edition)

TENURE

The property is available by way of a new fully repairing and insuring lease on terms to be agreed.

RENT

Rent upon application, exclusive of VAT, business rates, service charge and any other outgoings.

SERVICE CHARGE

Full details upon request.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £34,250.

However, we would advise an interested party to confirm the accuracy of this information direct.

EPC

Energy Performance Rating: D-77

Reference Number: 9482-3042-0746-0900-3705

LEGAL COSTS

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

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SERVICES

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 joint sole agents.

Vail Williams

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SUBJECT TO CONTRACT

July 2020

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