

MONACO HOUSE, PAINTER CLOSE, ANCHORAGE ROAD,  
PORTSMOUTH, PO3 5RS



## DETACHED WAREHOUSE/INDUSTRIAL BUILDING TO LET



10,044 sq.ft (923 sq.m) Gross Internal Area

### KEY FEATURES

- Easy access to the A27/M27/A3
- Loading door
- First floor offices
- Secure site
- 16 car parking spaces
- Detached building
- Goods lift

# MONACO HOUSE, PAINTER CLOSE, ANCHORAGE ROAD, PORTSMOUTH, PO3 5RS



## LOCATION

Monaco House is located on Anchorage Road, a short distance from the A2030 which provides access to the A27 and to Portsmouth City Centre and Southsea. The building is located in a cul-de-sac location on its own secure site.

The area is a mix of industrial and quasi retail operators plus the Portsmouth Motor Park which includes a number of main dealer franchises, a short distance from the property.



# MONACO HOUSE, PAINTER CLOSE, ANCHORAGE ROAD, PORTSMOUTH, PO3 5RS



## DESCRIPTION

Monaco House is a detached building situated on its own secure site and currently used for light industrial but also suits an office or warehouse/wholesale use.

The property benefits from first floor offices and mezzanine with a full height roller shutter door on the side elevation with an entrance/reception area to the front of the building.

At ground floor level there is an entrance with WC facilities leading to the first floor office, reception and other amenities.

The plot size is 0.338 acres (0.139 hectares) and access to the unit is via Painter Close.

## SPECIFICATION

- Loading door 4.5m (h) X 3m (w)
- First floor offices
- 16 car parking spaces
- Goods lift

## TENURE

The property is held by way of a long leasehold interest and is available to let.

## SCHEDULE OF AREAS (APPROX. GIA)

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Office/Storage	5,022	466
First Floor Workshop Office	5,022	466
<b>Total Approx. GIA</b>	<b>10,044</b>	<b>923</b>

## RENT

£53,500 per annum exclusive.

## EPC

Energy Performance Rating: C-69

Reference Number: 0980-3914-0343-5900-7094

## BUSINESS RATES

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a rateable value of £35,250.

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

# MONACO HOUSE, PAINTER CLOSE, ANCHORAGE ROAD, PORTSMOUTH, PO3 5RS



## 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 sole agents.

## CONTACT

**Alex Gauntlett**  
Vail Williams LLP

Tel: 07584 657826

Email: [agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com)

**Philip Holmes**  
Vail Williams LLP

Tel: 07733 124438

Email: [pholmes@vailwilliams.com](mailto:pholmes@vailwilliams.com)



**SUBJECT TO CONTRACT**  
**May 2018**

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 Guildford Heathrow London Portsmouth Southampton Thames Valley**

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