

UNIT 4, MITCHELL WAY,
PORTSMOUTH, HAMPSHIRE, PO3 5PR



INDUSTRIAL / WAREHOUSE WITH YARD **TO LET**

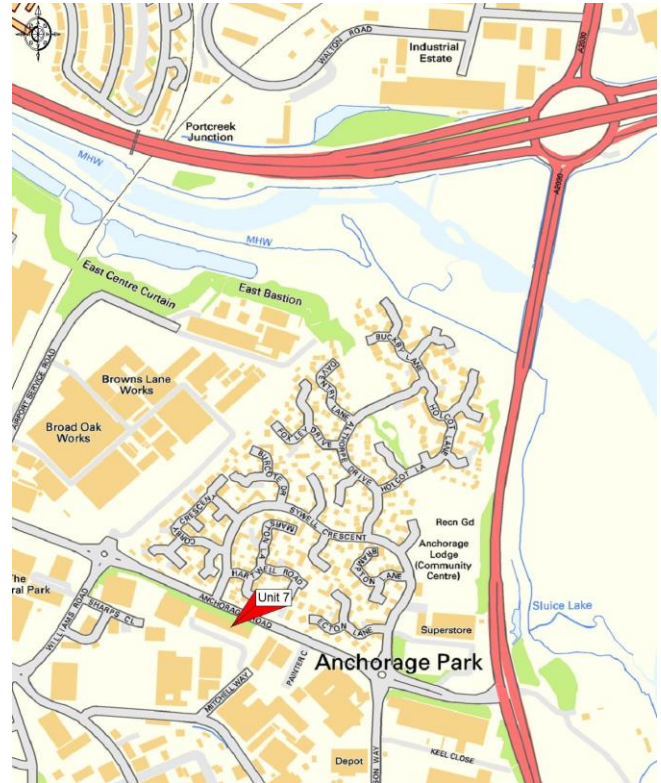


4,588 sq.ft (426 sq.m) Gross Internal Area

KEY FEATURES

- Established industrial location
- Easy access to motorway network
- Parking area
- Secure yard
- First floor offices

UNIT 4, MITCHELL WAY, PORTSMOUTH, HAMPSHIRE, PO3 5PR



LOCATION

Unit 4 Mitchell Way is located on the Airport Industrial Estate, which is well established as one of Portsmouth's principal industrial locations, having excellent access to the A27/M27/A3(M) road network via the Eastern Road (A2030) dual carriageway.

Portsmouth City Centre is approximately 3 miles to the south and the International Ferry Port is within 2 miles to the south-east.

SCHEDULE OF AREAS (GROSS INTERNAL)

Description	ft ²	m ²
Warehouse	4,074	378
First floor offices	514	47.7
Total approx. GIA	4,588	425.8

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

DESCRIPTION

An end of terrace industrial/warehouse unit with outer brick and inner blockwork elevations beneath a shallow pitched roof.

The property benefits from a roller shutter loading door and offices on the ground and first floors.

SPECIFICATION

- Electric loading door of 3.1m x 5.1m (max)
- Eaves height of 6.17m
- Ridge height 6.83m
- First floor offices
- Kitchenette
- Gas fired heaters to warehouse area
- 3 phase power
- Parking and loading area
- Secure yard

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.

TENURE

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

RENT

£41,292 per annum exclusive of VAT.

SERVICE CHARGE

A service charge is payable for the maintenance and management of the estate.

Further details on request.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value in the 2017 Rating List of £28,500.

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

EPC

Energy Performance Rating: C-66
Reference Number: 0940-9920-0372-9260-1070

LEGAL COSTS

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

VIEWING

Strictly by appointment through the joint sole agents.

CONTACTS

Harnish Patel / Alex Gauntlett
Vail Williams LLP

hpatel@vailwilliams.com
023 9220 3200
07825 276132

agauntlett@vailwilliams.com
023 9220 3200
07584 657826

Guy Jackson / Sarah Monk
Lambert Smith Hampton

gjackson@lsh.co.uk
01489 663533
07525 631305

smonk@lsh.co.uk
023 8024 9180



Subject to Contract
March 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