

UNIT 10, MITCHELL WAY
PORTSMOUTH, HAMPSHIRE, PO3 5PR



INDUSTRIAL / WAREHOUSE WITH YARD
FULLY REFURBISHED - **TO LET**



3,462 sq.ft (321.63 sq.m) Gross Internal Area

KEY FEATURES

- **FULLY REFURBISHED**
- Established industrial location
- Easy access to motorway network
- Parking area
- Loading door

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LOCATION

Unit 10 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.

DESCRIPTION

A mid terrace industrial/warehouse unit with outer brick and inner blockwork elevations beneath a shallow pitched roof.

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

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SCHEDULE OF AREAS (GROSS INTERNAL)

Description	ft ²	m ²
Warehouse	2,955	274.53
First floor office	507	47.10
Total approx. GIA	3,462	321.63

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

SPECIFICATION

- Loading door of 3.1m x 5.1m (max)
- Eaves height of 6.17m
- Ridge height 6.83m
- 3 phase power
- First floor offices
- Male & female WCs
- Parking and loading area

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

On application.

VAT

All prices, premiums and rent etc. are quoted exclusive of VAT at the prevailing rate.

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 £23,000.

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

EPC

Energy Performance Rating: E:107

Reference Number: 9192-3087-0926-0000-0171

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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

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SUBJECT TO CONTRACT
October 2019

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