



Units 3 & 4 Solent 27, Walton Road, Portsmouth P06 1SX

**TO LET**

To Be Refurbished -  
Industrial/Warehouse Premises with  
Gated & Secure Yard

**8,551 - 20,503 Sq Ft  
(794 - 1,905 Sq M)**

## DESCRIPTION

The property comprises units 3 & 4 of a terrace of three modern industrial / warehouse units of steel portal frame construction with brick and blockwork and profiled steel elevations. The roofs are pitched and clad with insulated profiled and steel sheeting incorporating roof lights. Offices include suspended ceilings, recessed lighting, double glazing and fitted carpets. Available to let together or separately.

- ✔ To Be Refurbished
- ✔ Excellent Location & Access To A27/M27
- ✔ Eaves Height 6.77m
- ✔ Electrically Operated Loading Doors
- ✔ First Floor Offices
- ✔ Fenced & Gated Secure Yard



## LOCATION

Located in an excellent position close to the junction of Walton Road and Eastern Road (A2030) in North Portsmouth. The Eastern Road connects to the A27 which in turn leads to the M27, approximately 1 mile to the west and the A3(M) a similar distance to the east. Portsmouth City Centre and Commercial Ferry Port are approximately 3 miles to the south via the A27, M27 and M275.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 3	8,551	794
Unit 4	11,952	1,110
Unit 4 FF Offices	1,544	143
<b>Total</b>	<b>20,503</b>	<b>1,905</b>

## VAT

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

## LEGAL COSTS

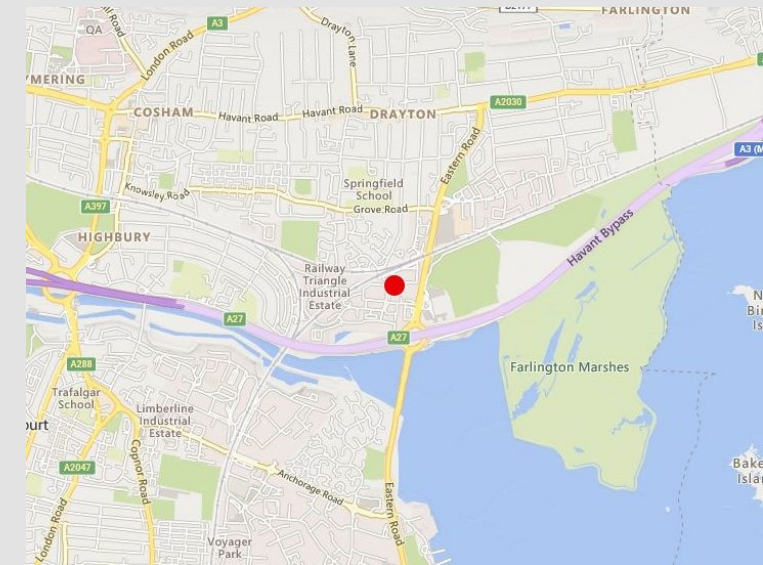
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

Rateable Value : £141,000.

## EPC

The Energy Performance Asset Ratings are to be reassessed following refurbishment.



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Regulated by RICS 02-May-2025

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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