



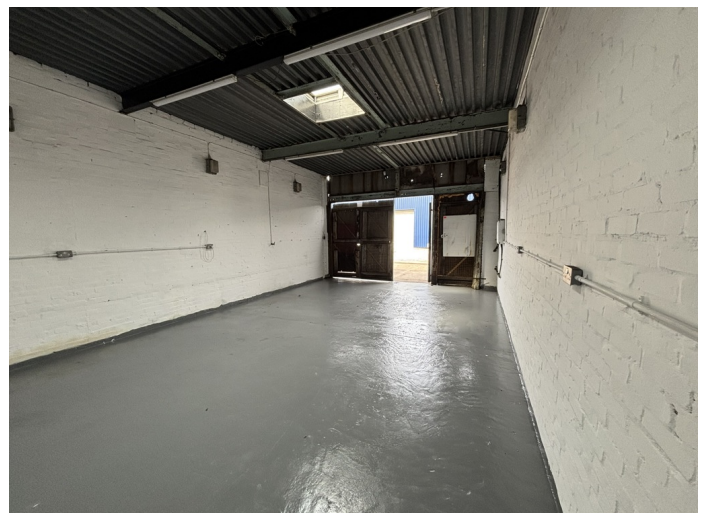
The Skill Centre, Unit 10C  
Limberline Spur, Portsmouth, Hampshire, PO3 5LF

**TO LET**

## Industrial/ Warehouse Unit Total Size 491 sq ft (45.62 sq m)

### Key Features:

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Loading door
- Internal height 3.45m
- Forecourt for parking/loading
- Available on a new lease
- Can be let combined with next unit (10D)





The Skill Centre, Unit 10C  
Limberline Spur, Portsmouth, Hampshire, PO3 5LF

## Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The Skill Centre is situated in an established industrial location on Limberline Spur which is accessed from Norway Road via Gunstore Road. It is approximately 1.5 miles from the M27/A27.

## Description

The property comprises an industrial/ warehouse unit offering open-plan internal space with an internal height of 3.45 meters. The premises benefit from three-phase electricity and is accessed via a wide loading door to the front.

## Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground	491	45.61
Total	491	45.61

## EPC

To be assessed.

## Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

## Terms

The unit is available to let by way of a new (effectively) full repairing and insuring lease for a minimum term of three years. £1,295 per month, but will be payable monthly in advance.

The lease will be excluded from the security of the tenure provisions of Part II of the Landlord and Tenant Act 1954.

The landlord requires a six month rent deposit.

The current year's service charge is £409.52 pax, and the building's insurance is £160.18 pax.

## Business Rates

Unit 10 C&D Skill Centre - Rateable Value (2026): £8,900

Occupiers will pay approximately 43% of this per annum.

## VAT

We understand that the property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

16 April 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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07786 234006  
www.flude.com

