

TO LET

2,751 - 5,527 Sq Ft

- 5.3 MIN EAVES HEIGHT APPROX.
- LARGE LOADING DOOR
- THREE PHASE POWER
- PARKING AND LOADING SPACES
- COFFEE SHOP ON SITE
- WC

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNITS 8E AND 8G , SKILL CENTRE, LIMBERLINE SPUR, HILSEA, PORTSMOUTH, HAMPSHIRE, PO3 5LF

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.

Description

This industrial unit provides a spacious open-plan layout with a minimum eaves height of approx. 5.3m. It includes a 3.13m (W) x 3.65m (H) loading door for easy access, along with three-phase power. The unit has a solid painted floor, good natural light from roof lights, and a WC. Parking and loading space are available.

Opportunity to split the unit, subject to terms.

Taxation

More info on request.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

Terms

The unit is available to let by way of a new full repairing and insuring lease for a minimum term of three years. Rent payable monthly in advance. The landlord requires a six month rent deposit. Rent on application.

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

There is a service charge and building insurance.

VAT

We understand the property is registered for VAT. [

Additional Information

Rent
£34,700 Per Annum

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