

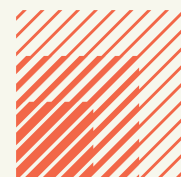


East Building

Claybank Road, Portsmouth PO3 5NH

FOR SALE

5,719 sq. ft (531.36 sq. m)



**HELLIER
LANGSTON**

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Detached Warehouse / Workshop

Description

The East Building comprises a detached single-storey warehouse/workshop with a two-storey office section to the front. The unit is of steel portal frame construction with brick and blockwork elevations, front cladding and a pitched profile cement roof incorporating northlight glazing.

Price

£465,000.

Tenure

Freehold. Title Number HP131761. Site Area approximately 0.239 acres.

Rateable Value

Workshops and Premises: £43,750.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating: E101.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Floor	Description	sq.m	sq.ft
Ground	Workshop and Office	435.36	4,686
First	Office and Store	96.00	1,033
Total		531.36	5,719

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code of Leasing Business Premises

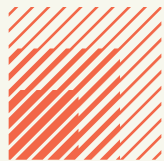
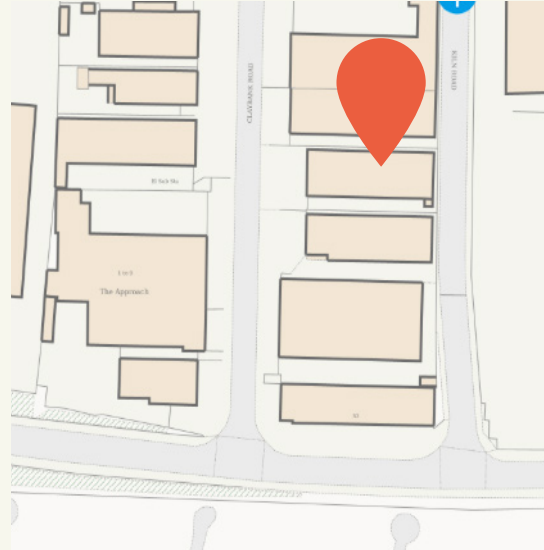
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



Location

Claybank Road is an established commercial and industrial location on the eastern side of Portsea Island, north of Portsmouth city centre.

The property is approximately 0,75 miles west of the A2030 Eastern Road, providing direct access to the A27 and M27.



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Direct your viewing request and enquiries to:-



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