



Units 1 - 7, Fishers Grove, Farlington, Portsmouth, PO6 1EF
New Build Development Site for 7 Light Industrial / Warehouses

Summary

Tenure	To Let / For Sale
Available Size	4,521 to 12,328 sq ft / 420.01 to 1,145.31 sq m
Rent	£52,000 - £136,000 per annum
Price	£920,000 - £2,500,000
Service Charge	£0.50 per sq ft
Business Rates	N/A

Key Points

- Preliminary Particulars inviting expressions of interest for fully consented development of 7 Units
- All Units will have 1st Floor Offices
- Prominent Roadside Location
- Trade Counter Potential



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Location

Located on the established Farlington Industrial Estate to the north east of Portsmouth, the development benefits from extensive frontage to Fitzherbert Road with a return into Fishers Grove. The Estate is situated within a few miles of the A27 providing quick access to the M27, A3M and A259.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Rent	Price	Availability
Unit - 1	6,372	591.98	£76,500 per annum	£1,300,000	Under Offer
Unit - 2	5,554	515.98	£66,750 per annum	£1,130,000	Sold
Unit - 3	4,521	420.01	£52,000 per annum	£920,000	Under Offer
Unit - 4	4,521	420.01	£52,000 per annum	£920,000	Available
Unit - 5	4,639	430.98	£53,500 per annum	£930,000	Available
Unit - 6	12,328	1,145.31	£136,000 per annum	£2,500,000	Sold
Unit - 7	12,328	1,145.31	£136,000 per annum	£2,500,000	Sold
Total	50,263	4,669.58			

Specification

Units ranging from 4,521 sq.ft to 12,328 sq.ft (Gross External Areas)

Site area is 8,545 m² or 91,978 ft² or 2.11 acres.

Three Phase Electricity

All Units will have First Floor Offices

Office Heating by Air Source Heat Pumps

Electric Roller Shutter Doors

All units will have allocated Yards and Parking Areas

Potential for Trade Counter use.

Capped Off Gas connections to all units

Terms

We are seeking pre-lets, lease terms available on request and subject to negotiation.

All units are now available for sale.

Business Rates

To be assessed. You are advised to make your own enquiries to the local authority in this regard.

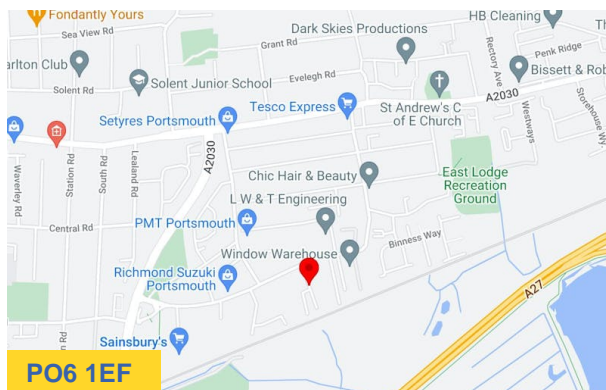
Other Costs

A service charge will be payable to cover costs such as maintenance of the Estate and common parts.

Additionally buildings insurance is also payable.

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

Unless stated, all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

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