

QUALIFIES FOR SBRR\*



## 36 Limberline Spur, Hilsea, Portsmouth, PO3 5DX

Industrial / Warehouse Unit

### Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | To Let                    |
| <b>Available Size</b> | 1,798 sq ft / 167.04 sq m |
| <b>Rent</b>           | £13 per sq ft             |
| <b>Rates Payable</b>  | £7,110.75 per annum       |
| <b>Rateable Value</b> | £14,250                   |
| <b>EPC Rating</b>     | D (84)                    |

### Key Points

- Situated on an Established Industrial Estate
- Located 1.5 miles from M27/A27 Road Network
- Full Height Loading Door
- Variety of Uses Considered
- Available on a New FRI Lease
- \*Available September 2023\*

## Description

The subject premises is a mid terrace industrial unit of steel portal frame construction under a pitched roof with roof lighting. The unit benefits from having a full height loading door, small office, w.c. with wash hand basin & tea point.

There is parking for 3 cars at the front along with a large loading area.

## Location

Portsmouth is located approximately 20 miles 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 the M3 and A3(M) which provides access to London and the wider national motorway network.

Limberline Spur is situated in an established industrial location within Hilsea which is accessed off Norway Road via Gunstore Road.

## Accommodation

The accommodation comprises of the following

| Name             | sq ft        | sq m          | Availability |
|------------------|--------------|---------------|--------------|
| Ground - Unit 36 | 1,798        | 167.04        | Available    |
| <b>Total</b>     | <b>1,798</b> | <b>167.04</b> |              |

## Specification

- \* Minimum Eaves Height 4.29m
- \* Manual Roller Shutter Loading Door
- \* Loading Door Width 2.52m Height 3.84m
- \* 3 Parking Spaces
- \* Solid Concrete Floor
- \* Flourescent Strip Lights
- \* Three Phase Power

## Terms

Available on a new Full Repairing Insuring Lease for a term to be agreed.

Rent on Application

## Rateable Value

Rateable Value: £14,250

You are advised to make your own enquiries to the Local Authority in this regard before making a commitment to lease.

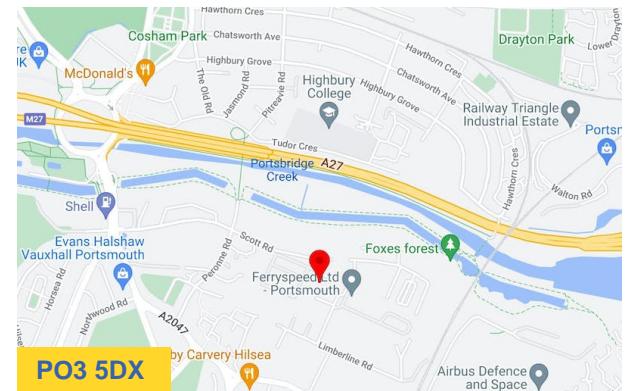
\*The unit should qualify for small business rates relief, please contact the Local Authority for further information.

## Other Costs

Estate Service Charge & Buildings Insurance will be payable by the tenant

Legal Costs - The tenant will pay reasonable costs incurred in connection with the letting.

VAT - Unless otherwise stated all costs are exclusive of VAT.



## Viewing & Further Information

### Tom Holloway

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