



TO BE REFURBISHED



Unit 2 Applied House, Fitzherbert Spur, Portsmouth, PO6 1TT

Modern Industrial Unit

Summary

Tenure	To Let
Available Size	9,869 sq ft / 916.86 sq m
Rent	£100,000 per annum
Rates Payable	£24,320 per annum
Rateable Value	£47,500
EPC Rating	C (61)

Key Points

- Secure Site with Pallsade Fencing
- Self Contained with own Yard
- 2 Storey Office Content
- Forecourt Parking & Loading
- 3.85m to Eaves
- Three Phase Power
- Suitable for B1, B2, and B8 uses



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Description

The subject building is a fully self contained industrial warehouse building that has been fully reclad in recent years along with a full insulated roof covering. The building benefits from loading access to the front and rear with a good size yard and holds a prominent position on Fitzherbert Spur. Internally the building provides ground and first floor offices with access in to the workshop which is predominantly open plan.

Location

Fitzherbert Spur is situated in the heart of the established Farlington Industrial Estate which over the years has evolved as a trade counter and retail location. Other major occupiers close by include Magnet, Howden Joinery, Plumbase, Richmond Hyundai and Sainsbury is located towards the western end of Fitzherbert Road. The estate is well positioned with excellent communication with the A3M / M27 junction being within 1 mile and only 4 miles north east of Portsmouth city centre. The M27 connection allows easy access to both Southampton and the M3 connection to London both being approximately 19 minutes to the west.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Office	916	85.10	Available
1st - Office	916	85.10	Available
Ground - Warehouse	8,038	746.75	Available
Total	9,870	916.95	

Specification

- * Security Steel Pallisade Fencing & Gates to Side of Unit
- * Modern Offices with Suspended Ceiling, Cat II Lighting & Air Conditioning
- * UPVC Double Glazing
- * Male & Female W.C.'s (1 x urinal 2 x wash hand basins)
- * Kitchen Area on 1st Floor
- * Three Phase Power Supply
- * Front (electric) 3.51m h x 3.48 w & Rear (manual) 3.06 h x 2.94m w Roller Shutters
- * Workshop has LED Lighting throughout
- * Airlines Insulated
- * Roof with 10% roof lights
- * Fibre Broadband

Terms

Quoting rent is £100,000 per annum based on a new FRI lease for a term to be agreed

Rateable Value

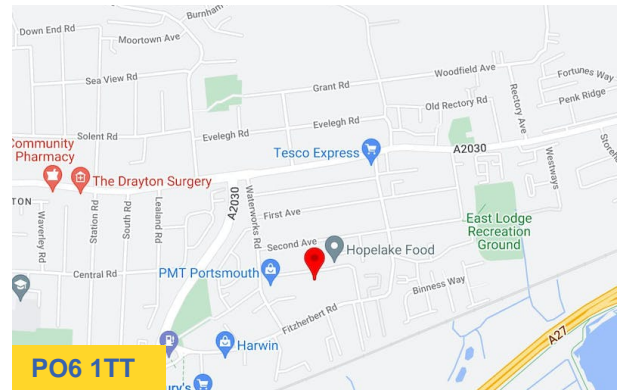
Rateable Value: £47,500

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

Other Costs

Buildings Insurance will also be payable

Each party to be responsible for their own legal costs incurred in the transaction
VAT is applicable



Viewing & Further Information

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