



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Units 6 & 7 Pioneer Park, Voyager Park
South, Portfield Road, Portsmouth PO3 5GF
Modern warehouse/industrial unit**



KEY FEATURES

23,029 sq. ft. (2,139.5 sq. m.)

9.6m eaves height

37.5Kn sq. m. floor loading

Self Contained Yard

Close to M27/A27/A3(M)

Call us on: **01329 220 111**

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Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

To Let

Modern warehouse/industrial unit

Description

The unit is a modern semi-detached industrial warehouse of steel portal frame construction with insulated clad elevations. It benefits from a clear span open warehouse which is accessed via electric roller shutter doors, leading to an allocated yard area and parking. Fully fitted first floor office along with WC facilities are provided.

- 3 Electric full height loading doors
- 37.5Kn sq m floor loading
- 15% warehouse roof lights
- 9.6m eaves height
- Fully fitted offices
- Secured fenced yard to Unit 7
- Excellent car parking
- Landscaped estate
- Solar electricity supply from photovoltaic panels

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal areas:

	sq. ft.	sq. m.
Warehouse	19,538	1,815.2
First Floor Office	3,491	324.3
Total:	23,029	2,139.5

Terms

The unit is available by way of a sub-lease or assignment.

The premises are held on a full repairing and insuring lease for the remainder of a ten year term commencing 2nd November 2017 (expiring 1st November 2027) with a rent review/tenant's option to break on 2nd November 2022.



Photo showing typical example of warehouse on the Estate

Rent

£213,018 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Factory and premises - £137,000

Source:

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

Energy Performance Certificate

Unit 6: A-12

Unit 7: A-14

Legal Costs

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



Photo showing typical example of office on the Estate

TO LET

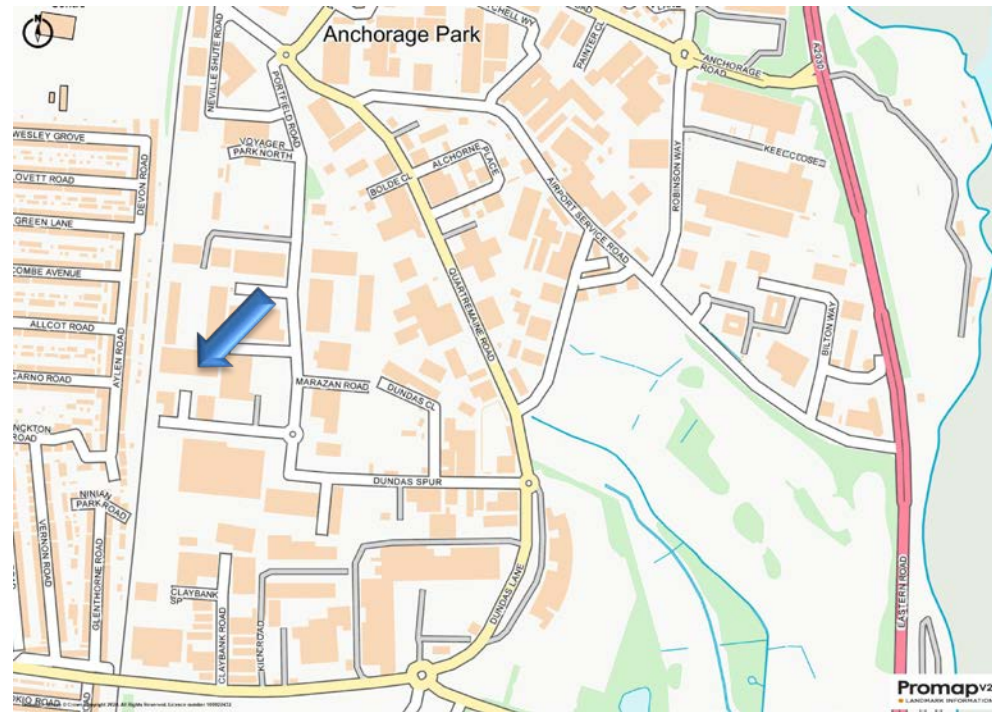
Modern Warehouse/Industrial Unit

Location

Pioneer Park is located on Portfield Road and forms part of the established Airport Industrial Estate, Portsmouth's premier industrial, warehousing and distribution location. The park benefits from good access to the A27, which in turn provides direct access to Southampton and to the West via the M27 and London and Guildford via the A3(M).

Viewing

Strictly by appointment through sole agents Hellier Langston.



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Andy Hellier
d: 01329 225744
m: **07930 661782**
e: andy@hlp.co.uk

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E1 Fareham Heights
Standard Way
Fareham
PO16 8XT
01329 220 111



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