# PORTSMOUTH

## The Teardrop, PO6 3EN

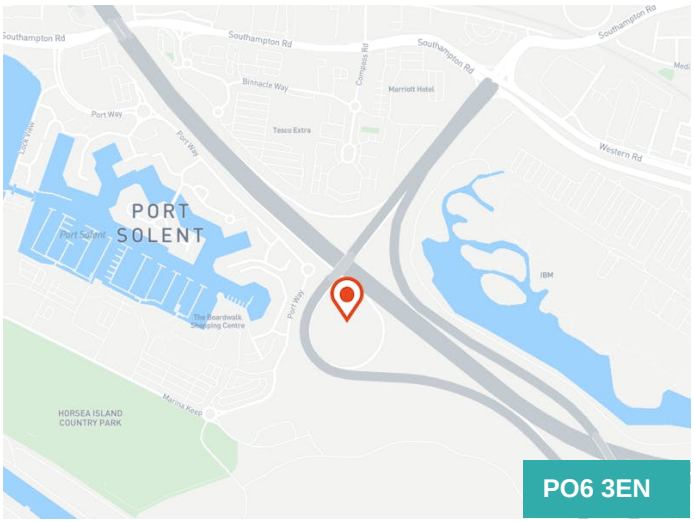
Vail Williams

## DEVELOPMENT LAND FOR SALE

**100,564 SQ FT**

- Suitable for a variety of uses - warehouse & distribution, light industrial, research & development and offices

**Prominent Roadside Development Site**




## Summary

| | |
|---|---|
| **Available Size** | 100,564 sq ft |
| **Business Rates** | N/A |
| **EPC Rating** | Upon Enquiry |

## Description

The site is approximately 5 acres and will be accessed from Port Way, Port Solent via an underpass to the motorway slip road. The site represents a high profile location for an occupier. There is an easement enabling an underpass to be constructed beneath the M27 link road providing access from Port Solent estate road - Port Way. A planning application will be required to suit an occupier's requirements. However, it is understood that Portsmouth City Council have responded favourably for a commercial development on this site for a variety of uses. However, it is believed that a warehouse/industrial building with ancillary offices would be best suited. The site is a "gateway" location to Portsmouth and the Solent corridor and the planning department will wish to have a strong influence on the design and nature of the scheme.

## Location

"Teardrop" is prominently located on the M27 with a unique position centred within the slip roads accessed from Portway, Port Solent conveniently positioned off Southampton Road/A27 providing a superb location for both City Centre and motorway access. The site is in close proximity to Premier Marinas' 400 berth marina with associated leisure facilities, cinema, David Lloyd Leisure, restaurants.

Junction 12 of the M27 is a popular and established commercial location with IBM UK headquarters located at the successful Lakeside office campus together with North Harbour Business Park, home to Blake Morgan solicitors, Land Rover and 24/7 Tesco superstore. The site will suit a business seeking both excellent communications but also the opportunity to benefit from high profile being sited on the eastern gateway to the M27 motorway corridor.

## Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m | Tenure | Availability |
|---|---|---|---|---|
| Unit - Warehouse | 84,064 | 7,809.80 | For sale | Available |
| Unit - Offices | 16,500 | 1,532.90 | For sale | Available |
| **Total** | **100,564** | **9,342.70** | | |

## Terms

We would be delighted to discuss all requirements with interested parties.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this

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