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MITCHELL**

Industrial, Warehouse  
**TO LET**

QUALIFIES FOR SBRR\*



## Unit 20 Hilsea Industrial Estate, Limberline Spur, Portsmouth, PO3 5JW

Modern Industrial Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,159 sq ft / 107.67 sq m
<b>Rent</b>	Rent on Application
<b>EPC Rating</b>	A (11)

### Key Points

- Steel Portal Frame Construction
- 6m Eaves Height
- 3 Phase Power
- Electric Loading Doors
- W.C. & Kitchenette
- Forecourt Loading & Parking



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# Unit 20 Hilsea Industrial Estate, Limberline Spur, Portsmouth, PO3 5JW

## Description

Hilsea industrial Estate is a modern landscaped scheme of 22 business units across 3 terraces built in 2016, which are used for a mixture of industrial, storage and workshop purposes.

Unit 20 is of steel portal frame construction with steel profile clad elevations and roof incorporating translucent paneling.

The property also benefits from allocated parking (2 spaces) & loading.

## Location

Limberline Spur, Hilsea Industrial Estate is located in a strategic location within an established freight and distribution zone, on Norway Road. The premises are 1.5 miles from the M27, 0.5 miles from Hilsea Train Station and 3 miles from Portsmouth International Port.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Unit 20	1,159	107.67	Under offer
<b>Total</b>	<b>1,159</b>	<b>107.67</b>	

## Specification

- Sectional electric loading doors (3.5m high)
- 6m eaves
- Allocated parking & Forecourt loading
- Three phase power
- Power floated concrete floor 30kn/sq m
- CCTV
- Gas supply available (tenant to commission)
- Ducts for phone and broadband
- WC and Kitchenette
- General waste disposal
- Bike store
- BREEAM rating very good
- EPC A Rated.

## Terms

Available by way of a new full repairing & insuring lease for a term to be agreed.  
Rent on application.

## Rateable Value

Rateable Value: £10,500

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

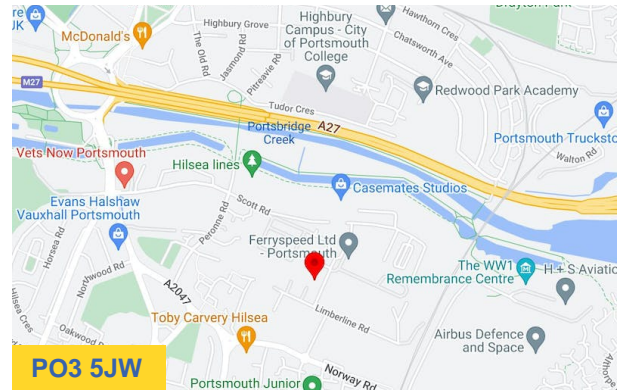
\*The unit will qualify for small business rates relief, please contact the Local Authority for further information.

## 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

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Floor Plan - Unit 20 Hilsea Industrial Estate, Limberline Spur, Portsmouth PO3 5JW

