



**MONACO HOUSE, PAINTER CLOSE, PORTSMOUTH, PO3
5RS**

INDUSTRIAL / WAREHOUSE TO LET
7,325 SQ FT (680.51 SQ M)



Summary

Detached Warehouse/Industrial Building with secure yard

Available Size	7,325 sq ft
Rent	£85,000 per annum
Rates Payable	£29,952 per annum Interested parties to make their own enquiries via the Valuation Office Agency (www.voa.gov.uk)
Rateable Value	£58,500
EPC Rating	C (69)

- Easy access to A27/M27/A3
- First floor offices
- Self-contained site
- 20 car parking spaces
- Electric loading door 4.5m (h) X 3m (w)
- Minimum eaves height: 5.72m
- Maximum height to ridge: 7.5m



Location

 **Monaco House, Painter Close,
Portsmouth, PO3 5RS**

Monaco House is located on Anchorage Road, a short distance from the A2030 which provides access to the A27 and to Portsmouth City Centre and Southsea. The building is located in a cul-de-sac location on its own secure site.





Hendy Car & Van Store
Used car dealer

Painter Cl



Further Details

Description

Detached industrial building constructed in 1990 comprising a steel portal frame construction with a steel roof and part brick/ part steel clad elevations on a secure site with gated access.

The ground floor accommodation consists of a reception/entrance lobby, with a stairwell offering access to the first floor, along with WC facilities and access to the warehouse area. There is an electric loading door on the southern elevation providing access to the loading and parking areas.

The first floor benefits from mainly open plan office space, but also an office area currently used as a boardroom. There is also a WC and kitchen/breakout area. There is an additional staircase from the first floor offices providing direct access to the warehouse area.

The plot size is 0.338 acres (0.139 hectares) and access to the unit is via Painter Close.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Workshop / Amenities / Reception	5,088	472.69
1st - Offices / kitchen Area	2,237	207.82
Total	7,325	680.51

Terms

A new lease is available on a term to be agreed.

VAT

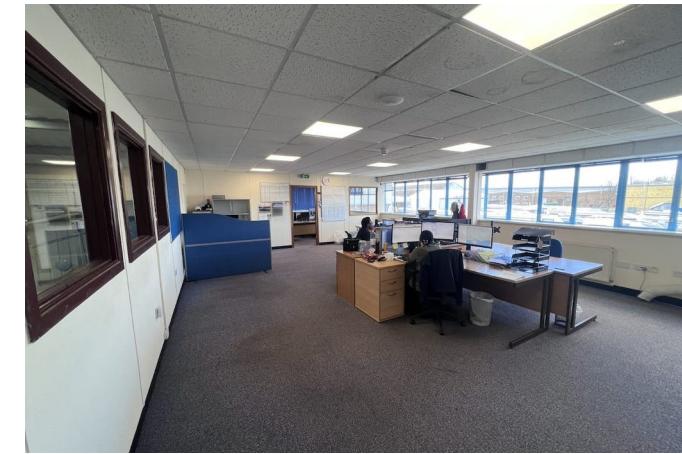
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657826



Oliver Hockley

ohockley@vailwilliams.com

07557 504952

