



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**10 The Nelson Centre, Portfield Road,
Portsmouth PO3 5SF
Modern Industrial/Warehouse Unit**



KEY FEATURES

To be refurbished

6,797 sq. ft. (631.5 sq. m.)

6.1m minimum eaves height

First floor offices

1 mile from A27

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

To Let

Modern Industrial/Warehouse Unit

Description

The premises were constructed approximately 14 years ago to a very high specification.

- 1 electric loading door
- Strip lighting
- Min. 6.1m eaves height
- First floor offices
- Electric wall mounted heating
- Double glazing
- Perimeter trunking
- Suspended ceilings

Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. ft.	sq. m.
Ground Floor	5,992	556.7
First Floor Offices	805	74.8
Total:	6,797	631.5

Terms

The property is available on a new full repairing and insuring for a term to be agreed.

Rent

£88,361 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Warehouse and premises - £54,500

Source:

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

Energy Performance Certificate

To be re-assessed following refurbishment.

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

TO LET

Modern Warehouse/Industrial Unit

Location

The Nelson Centre is located approximately 1 mile from the A27 which links into the M27/A3(M) road network. Portsmouth City Centre and the Continental Ferry Port are both approximately 3 miles from this property.

Southampton City Centre Docks and airport are approximately 20 miles to the west via the A27 and M27. London can be reached via the A27/A3(M) or the A27/M27/M3.

Viewing

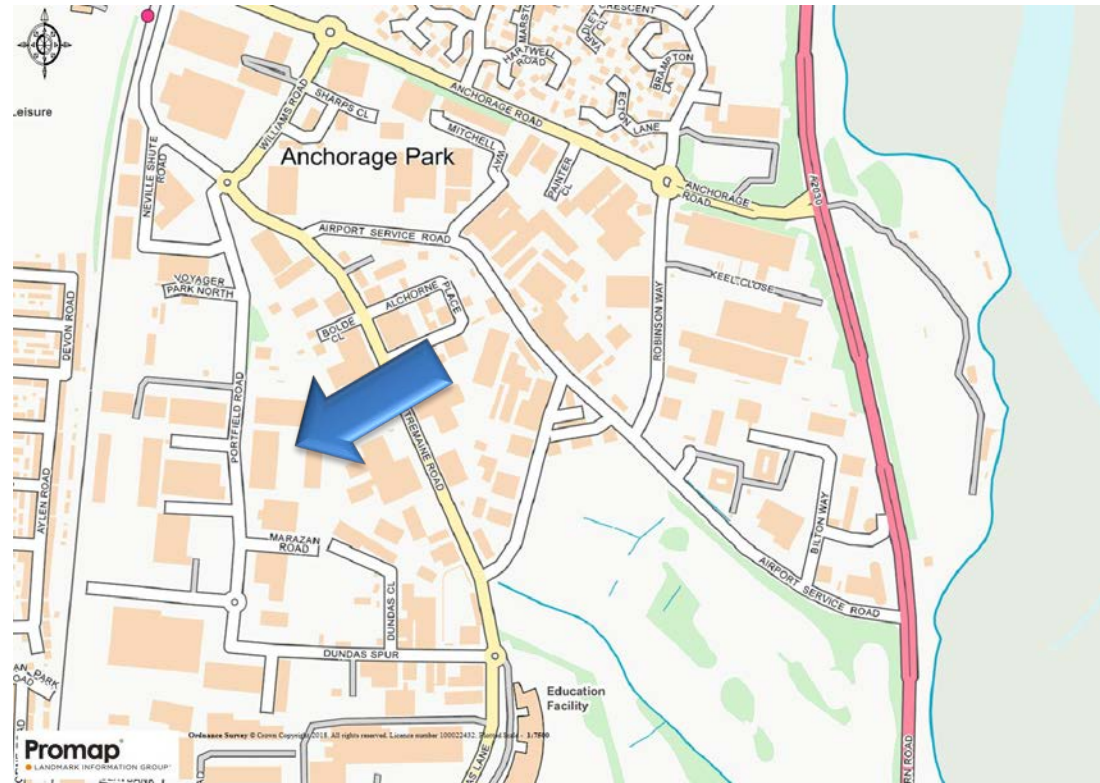
Strictly by appointment through joint sole agents:

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