



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Trade Counter, Warehouse
TO LET / FOR SALE



Unit C1 Oak Park Estate, Northarbour Road, Portsmouth, PO6 3TJ

Well Located Self Contained Industrial Unit

Summary

Tenure	To Let / For Sale
Available Size	8,708 sq ft / 809 sq m
Rent	£75,000 per annum
Price	£1,200,000
EPC Rating	B (42)

Key Points

- Close to Junction 12 of the M27 & A27
- Ample Parking & Loading
- 2 Loading Doors
- Short Distance from the National Road Network



hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The premises comprise a end of terrace, single storey warehouse / industrial building.

The property benefits from an open plan industrial workshop (but currently sub divided by a stud wall) and benefits from male and female toilets along with a kitchen area and pedestrian access points. The unit has a ramped loading bay with a full height loading door on the northern elevation with a full height loading door to the western elevation. The roof has been fully replaced with insulated, metal cladding, incorporating roof lighting.

Location

Oak Park Industrial Park is situated on Northarbour Road, which runs parallel with Western Road in the Northarbour area of Portsmouth at junction 12 of the M27, which enables easy access along the South Coast to Southampton, M23 and London to the west, Havant and Chichester to the east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial	8,708	809	Under Offer
Total	8,708	809	

Specification

- * 2 Full Height Loading Doors (Manual Roller 3.9m high, Elec Roller 3.39m high)
- * Min. Eave Height 4.61m
- * Solid Concrete Floors
- * 10% Roof Lighting
- * High Level Windows
- * Gas Fuelled Heating
- * Strip & LED Lighting
- * Ample Parking
- * Three Phase Power

Terms

Available on a new Full Repairing & Insuring Lease for a term to be agreed at a rent of 75,000 pax. Alternatively, the freehold of the building is available, price on application.

Business Rates

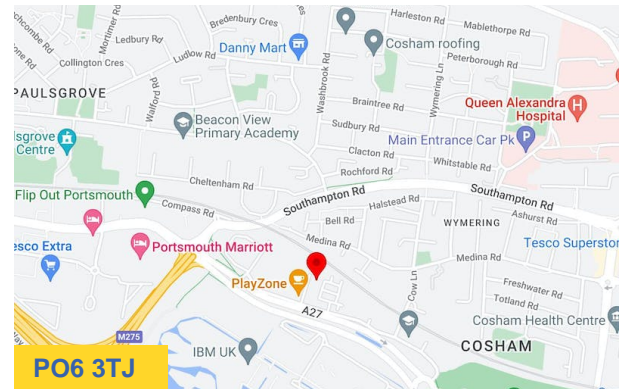
We understand the Ratable Value needs to be re-assessed. You are therefore advised to make your enquiries to the local authority in this regard before making a commitment to lease.

Other Costs

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

VAT - Unless otherwise stated all rents, prices and costs are exclusive of VAT.

Estate Charges may apply



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07887602603

tom@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 20/12/2023







K.A.D. Licensed O.S. No. 100047482

K

A

D

NIGHT

ARCHITECTURAL

DESIGN

K.A.D. Ltd.

First Floor Unit 7

The Quarterdeck

Port Solent

PO6 4TP

T: 01489 660194

E: admin@k-a-d.co.uk

W: www.k-a-d.co.uk

Client

Project

UNITS C/C1

OAK PARK INDUSTRIAL ESTATE

NORTHARBOUR ROAD

PORTSMOUTH

PO6 3JT

Drawing

LEASE PLAN

Scale

1:500@A2

Date

NOV 2023

Project no.	Sequential	Bldg/Floor	Detail	Rev
KAD	01	A	LP	A