



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
- 2 Loading Doors
- Ample Parking & Loading
- Short Distance from the National Road Network

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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

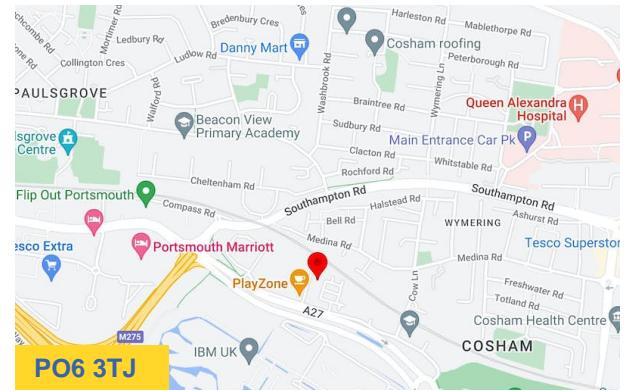
We understand the Ratable Value needs to be re-assessed. You are therefore advised to make your enquiries to the local authority in this regard before making a commitment to lease.

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

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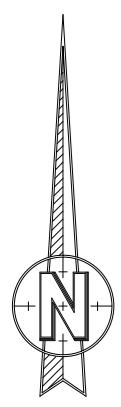
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Client

Project

UNITS C/C1
OAK PARK INDUSTRIAL ESTATE
NORTH HARBOUR ROAD
PORTSMOUTH
PO6 3TJ

Drawing

LEASE PLAN

Scale 1:500@A2 Date NOV 2023

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

0m 10m 20m 30m 40m 50m

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