



## UNIT C2 PORTFIELD INDUSTRIAL ESTATE, NEVIL SHUTE ROAD, PORTSMOUTH, PO3 5RX

TRADE COUNTER / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

3,578 SQ FT (332.41 SQ M)



# Summary

## Fully refurbished

Available Size	3,578 sq ft
Rent	£42,936 per annum
Rates Payable	£16,256 per annum
Rateable Value	£31,750
Car Parking	10 Allocated Parking Spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (51)

- 10 allocated parking spaces
- 5.3m eaves
- Loading forecourt
- Prominent Trade Counter potential



# Location



**Unit C2 Portfield Industrial Estate Nevil Shute Road, Portsmouth, PO3 5RX**

Portsmouth is a major South Coast conurbation having excellent road communications to the M27 motorway providing direct access to Southampton and the M3 as well as the A27/A3(M) providing rapid access along the South Coast to the east and via the A3(M) to London, Guildford and the M25.

The subject premises is situated on the principle trading estate in the northern part of the City in a very prominent and highly accessible location, some 2 miles north east of the City Centre and 1.5 miles south west of the junction on the A27 and the A2303 (Eastern Road). Neighbouring occupiers include The Range, Edmundson's Electrical, Williams and Co Plumbing Supplies and Screwfix.





# Further Details

## Description

This mid-terrace unit is of steel portal frame construction with a pitched roof incorporating roof lights throughout the warehouse. The warehouse area has clear internal minimum eaves height of 5.3m. The unit has ample parking spaces and loading area.

The premises benefit from the following facilities/specification:

- Minimum eaves height of 5.3m
- Ground floor WCs
- 10 Allocated car parking spaces
- Prominent trade counter potential
- Ability to create bespoke offices / trade counter

## Terms

The premises is available by way of a new FRI lease for a term to be agreed.

## Legal Fees

Each party to be responsible for their own legal costs.

## 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.





## Enquiries & Viewings



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