



**Unit 13 Hilsea Industrial Estate, Limberline Spur, Portsmouth, PO3
5JW**

Modern Industrial Unit

Summary

Tenure	To Let
Available Size	1,550 to 2,147 sq ft / 144 to 199.46 sq m
Rent	£28,000.00 per annum
Service Charge	£798.33 per annum Building Insurance: £159.95 - www.hi-m.co.uk

Key Points

- Steel Portal Frame Construction
- Eaves: 5.72m (min) & 8.4m (max)
- 3 Phase Power
- Electric Loading Door
- W.C. & Kitchenette with Disabled Facilities
- Forecourt Loading & Parking



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Description

Hilsea industrial Estate is a modern landscaped scheme of 22 business units across 3 terraces built in 2016, which are used for a mixture of industrial, storage and workshop purposes.

Unit 13 is of steel portal frame construction with steel profile clad elevations and roof incorporating translucent panelling.

The property also benefits from allocated parking (3 spaces) & electric up & over loading door of 3.5w x 3.65h.

Location

Limberline Spur, Hilsea Industrial Estate is located in a strategic location within an established freight and distribution zone, on Norway Road. The premises are 1.5 miles from the M27, 0.5 miles from Hilsea Train Station and 3 miles from Portsmouth International Port.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Warehouse	1,550	144	Available
1st - Mezzanine	597	55.46	Available
Total	2,147	199.46	

Specification

- Sectional electric loading door (3.65m high x 3.5m wide)
- Minimum eaves 5.72m, rising to Maximum eaves 8.4m
- 3 allocated parking spaces & Forecourt loading
- Three phase power
- Power floated concrete floor
- Communal CCTV
- Gas supply available (tenant to commission)
- Ducts for phone and broadband
- WC and Kitchenette
- General waste disposal
- Bike store
- BREEAM rating very good
- EPC A Rated.

Terms

Available by way of a new full repairing & insuring lease for a term to be agreed.
Rent: £28,000 pax

Rateable Value

Rateable Value: £16,750 - Source VOA (tax.service.gov.uk)

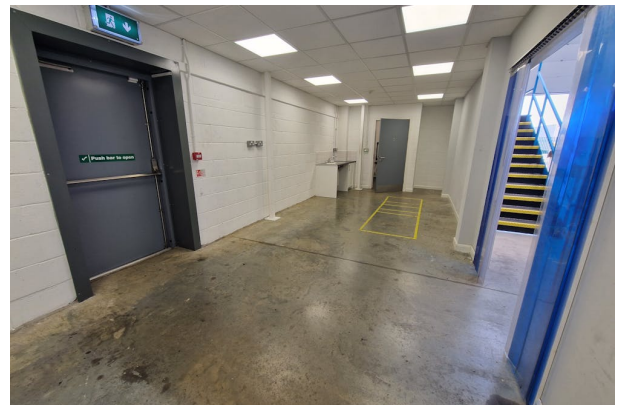
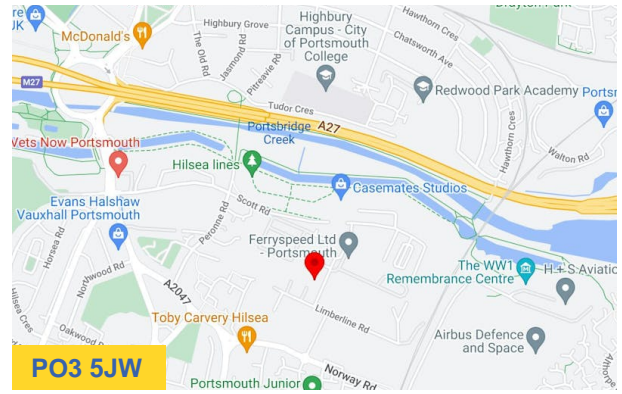
You are advised to make your own enquiries to the Local Authority in this regard before making a commitment to lease.

Other Costs

Estate Service Charge (£798.33 pa) & Buildings Insurance (£159.95 - renewal in July) will be payable by the tenant.

Legal Costs - The tenant will pay reasonable costs incurred in connection with the letting.

VAT - Unless otherwise stated all costs are exclusive of VAT



Viewing & Further Information

James West

02392 377800 | 07415438230
James@hi-m.co.uk

Tom Holloway

023 9237 7800 | 07887602603
tom@hi-m.co.uk

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