



## Former Conquest Fitted Furniture Showroom, Fitzherbert Road, Farlington, Portsmouth, PO6 1RU

Rare & Highly Prominent Freehold Industrial Site

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	20,098 sq ft / 1,867.17 sq m
<b>Price</b>	Offers in the region of £2,500,000
<b>Rates Payable</b>	£46,592 per annum
<b>Rateable Value</b>	£91,000

### Key Points

- Suitable for Redevelopment or Owner Occupier
- Trade Counter Potential
- Prominent Roadside Location
- Showroom, Factory & Office Space



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## Description

The subject site comprises three factories, two that front Fitzherbert Road, each with two storey office content to the front. One of the units is currently used as a showroom and the other as a workshop. In between the two factories a store area has been provided linking the factories together with the third more modern factory to the rear of the site. All units have access to yard and parking and are interlinked, provide space for a multitude of occupiers.

## Location

Located on the established Farlington Industrial Estate to the north east of Portsmouth, the subject site benefits from extensive frontage to Fitzherbert Road. The estate is situated within a few miles of the A27 providing quick access to the M27, A3M and A259.

The site is located on the northern side of Fitzherbert Road, situated between Waterworks Road to the west and Fishers Grove to the east.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Reception & Showroom	6,450	599.22	Available
Unit - Rear Factory	4,324	401.71	Available
Unit - Wood Store	2,721	252.79	Available
Unit - Showroom & Mill	6,604	613.53	Available
<b>Total</b>	<b>20,099</b>	<b>1,867.25</b>	

## Specification

Site Area approx. 0.71 acres  
Three Phase Power  
Concrete Floor  
Concrete Yard  
Parking onsite  
Shutter Loading Doors  
LED & spot lighting

## Terms

Freehold of the whole site available, with offers in the region of £2.5 Million subject to vacant possession.

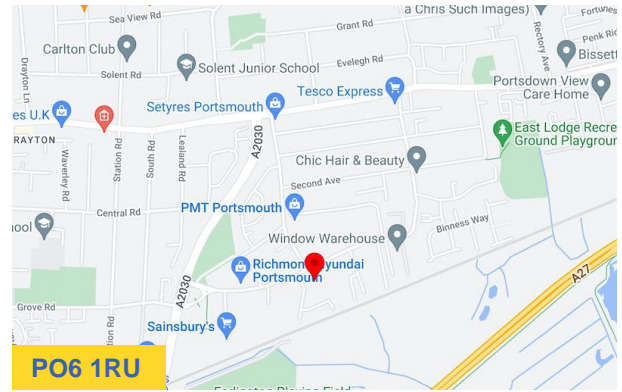
## Rateable Value

Rateable Value £91,000 per annum

You are advised to make your own enquiries to the local authority in this regard.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.  
VAT - Unless otherwise stated all costs & prices are exclusive of VAT.



## Viewing & Further Information

**Tom Holloway**

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**023 9237 7800**

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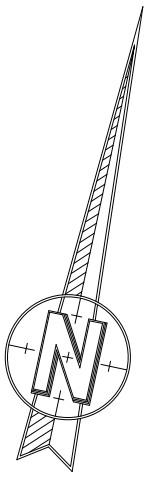
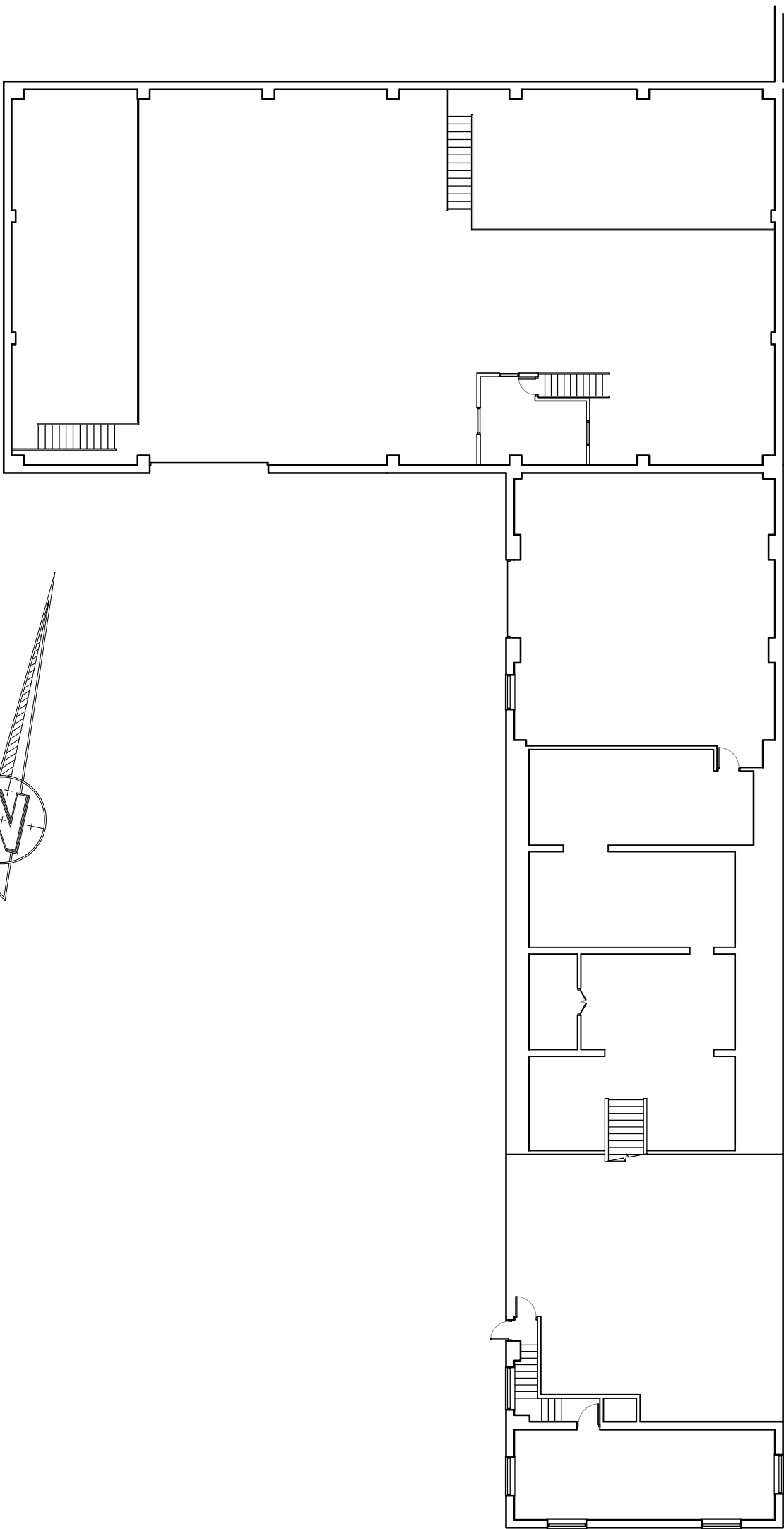
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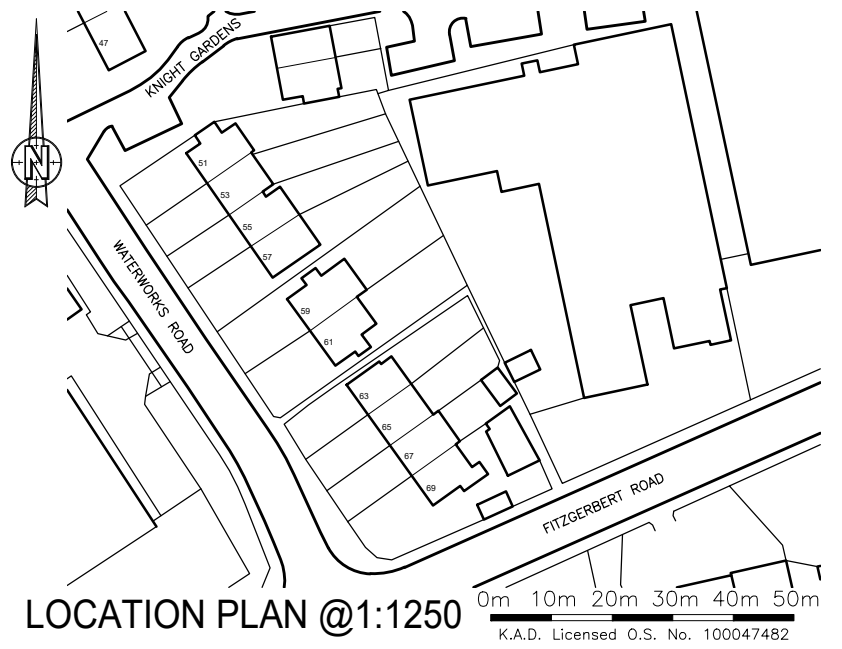




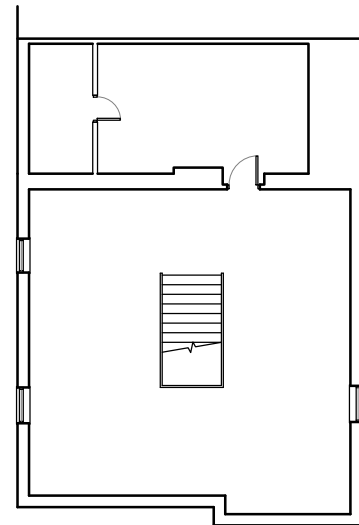
FIRST FLOOR -1:200

Floor Plan @1:200

0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m



LOCATION PLAN @1:1250



**K** NIGHT  
**A** ARCHITECTURAL  
**D** DESIGN

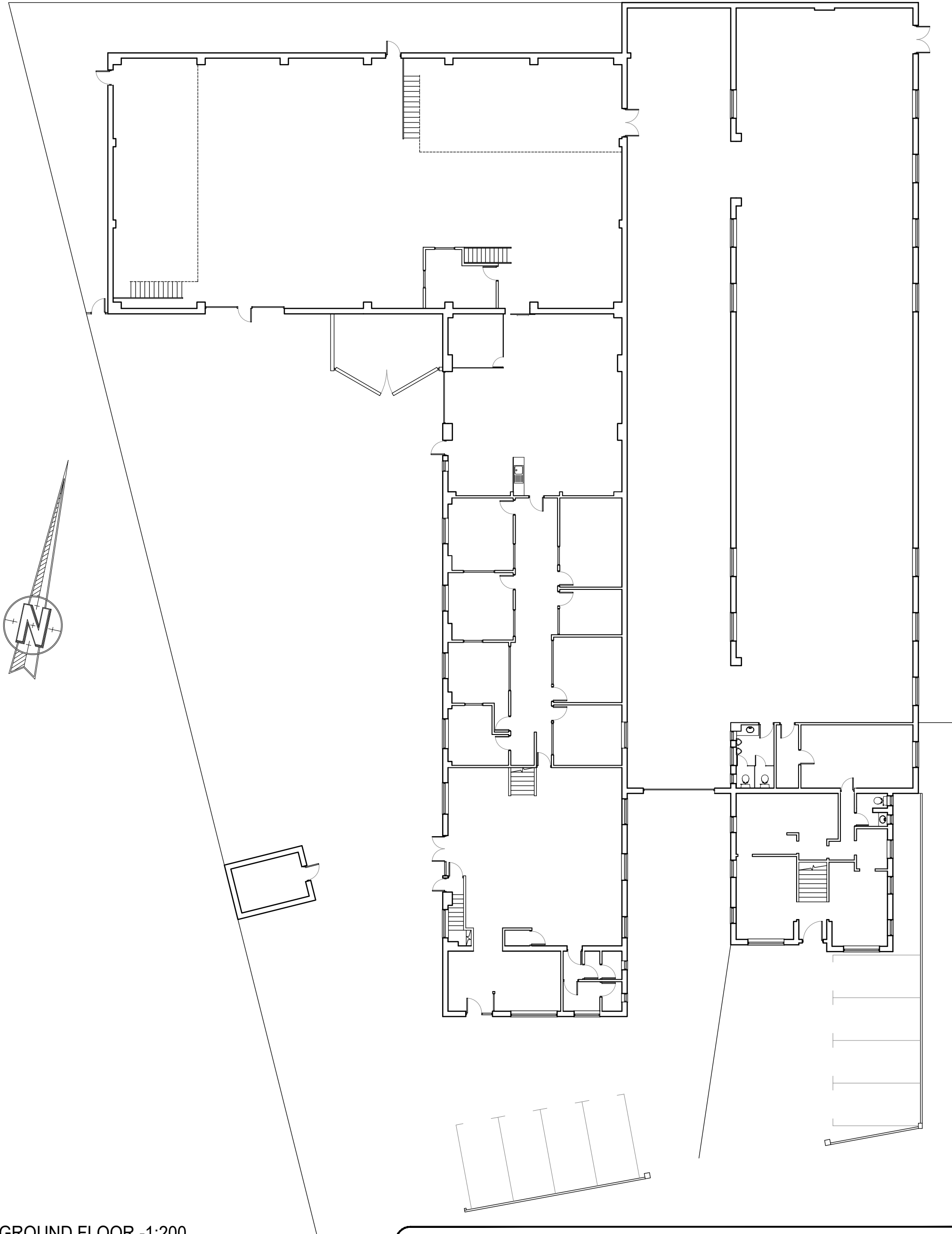
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Client **HOLLOWAY ILIFFE & MITCHELL**

Drawing **FIRST FLOOR PLAN**

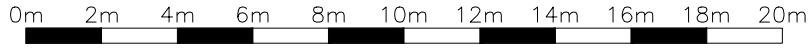
Project **CONQUEST FURNITURE  
FITZHERBERT ROAD  
PORTSMOUTH  
PO6 1RU**

Scale	1:200@A3		Date	JUNE 2023	
Project no.	Sequential	Bldg/Floor	Detail	Rev	
KAD	01	A	EX	.	



GROUND FLOOR -1:200

Floor Plan @1:200



		<p><i>K.A.D. Ltd.</i> First Floor Unit 7 The Quarterdeck Port Solent PO6 4TP</p> <p>T: 01489 660194 E: admin@k-a-d.co.uk W: www.k-a-d.co.uk</p>		<p>Project <b>CONQUEST FURNITURE</b> FITZHERBERT ROAD PORTSMOUTH PO6 1RU</p>		
<p>Client <b>HOLLOWAY ILIFFE &amp; MITCHELL</b></p>		<p>Scale <b>1:200@A3</b></p>	<p>Date <b>JUNE 2023</b></p>			
<p>Drawing <b>GROUND FLOOR PLAN</b></p>		<p>Project no. <b>KAD</b></p>	<p>Sequential <b>01</b></p>	<p>Bldg/Floor <b>A</b></p>	<p>Detail <b>EX</b></p>	<p>Rev <b>.</b></p>