



**UNIT 2 MARSHLANDS ESTATE FARLINGTON,
PORTSMOUTH, PO6 1ST**

INDUSTRIAL / WAREHOUSE TO LET

2,092 SQ FT (194.35 SQ M)



Summary

Industrial/Warehouse Unit - To Let

Available Size	2,092 sq ft
Rent	£27,500 per annum
Rates Payable	£9,106.75 per annum
Rateable Value	£18,250
EPC Rating	D (86)

- Roller shutter door
- Minimum eaves height 5.26m
- Max height 7m
- Parking



Location



**Unit 2 Marshlands Estate
Farlington, Portsmouth, PO6
1ST**

Located on the established Farlington Industrial Estate to the north east of Portsmouth, the unit is situated just off Fitzherbert Road.

The Estate is situated within a few miles of the A27 providing quick access to the M27 and A3M





Further Details

Description

The property comprises an industrial/warehouse unit of steel portal frame construction with part brickwork and profiled steel cladding to the external elevation and part blockwork/part interior panelling to the internal elevation.

Internally the unit benefits from translucent roof panels, 3-phase electricity, roller shutter door, an office/reception area and WC facility.

Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m
Ground	2,092	194.35
Total	2,092	194.35

Terms

Available on a new lease for a term to be agreed.

Legal Costs

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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