



AVAILABLE FROM APRIL 2024



## Precision House, Northarbour Road, Portsmouth, PO6 3TJ

Well Located Self Contained Industrial Unit with Yard & Circulation Space

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	19,839 sq ft / 1,843.10 sq m
<b>Price</b>	£2,900,000
<b>EPC</b>	D (88)
<b>Rates Payable</b>	£51,712 per annum

### Key Points

- Close to Junction 12 of M27 & A27
- Clear Span Space
- Roadside Presence
- Dedicated leased line installed.
- Parking & Loading Areas
- Multiple Loading Doors
- Roof Replaced with a 40 year Warranty from 2020



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

## Description

The premises comprise a detached single storey warehouse / industrial building with office content at the front of the building. The property benefits from a largely open plan industrial workshop area with a clear span production space. The warehouse area benefits from concrete flooring, a clear open plan space, strip lighting, roof lighting and loading doors at the side and rear of the building. The office content is largely open plan with cellular studwork and part glazed partitioning and benefits from having carpets, suspended ceilings and cat II lighting throughout.

The unit benefits from having a parking area to the front of the building along with access up the side of the unit and access onto the shared Estate Road off Oak Park Industrial Estate for deliveries and general access.

## Location

Oak Park Industrial Estate 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
Building - Warehouse	19,839	1,843.10	Available
<b>Total</b>	<b>19,839</b>	<b>1,843.10</b>	

## Specification

- \* 4 Roller Shutter Loading Doors - Shutter 1 - 2.45m high Shutter 2 - 3.97m high Shutter 3 - 4.20m high & Shutter 4 - 4.15m high \* Minimum Eaves Height 4.11m
- \* Solid Concrete Floors \* Roof Lighting \* New Insulated Roof \* Strip Lighting Throughout \* Cat 5 Lighting \* Parking & Loading Areas \* Secure Site 3 Phase Power
- \* Dedicated Leased Line Installed

## Terms

The Freehold is available with full vacant possession at a price of £2.9 Million

## Business Rates

Rateable Value £101,000 You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

## Other Costs

Estate Charges may apply.

Legal Costs - Each party to be responsible for their own costs.

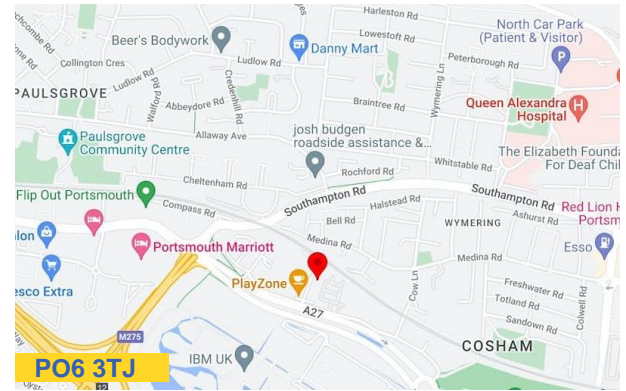
VAT - Unless otherwise stated all costs are exclusive of VAT.

## EPC

This property was graded as D (88) on 29 August 2017. In 2020 a new insulated roof was installed using 100mm thick Kingspan Quadcore KS1000RW Roof Panels with a 0.18 u/value. In combination with LED lighting and vacuum filled double glazing to replace the secondary glazing on the glass frontage the building should achieve a C rating or better.

## Video

- Precision House - Video - <https://vimeo.com/1006614736?share=copy>



## Viewing & Further Information

### Tom Holloway

023 9237 7800 | 07990 051230

tom@hi-m.co.uk

### Mr Andrew Mitchell (Carter Jonas)

02039409485 | 07901518749

andrew.mitchell@carterjonas.co.uk

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**023 9237 7800**



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**Carter Jonas**

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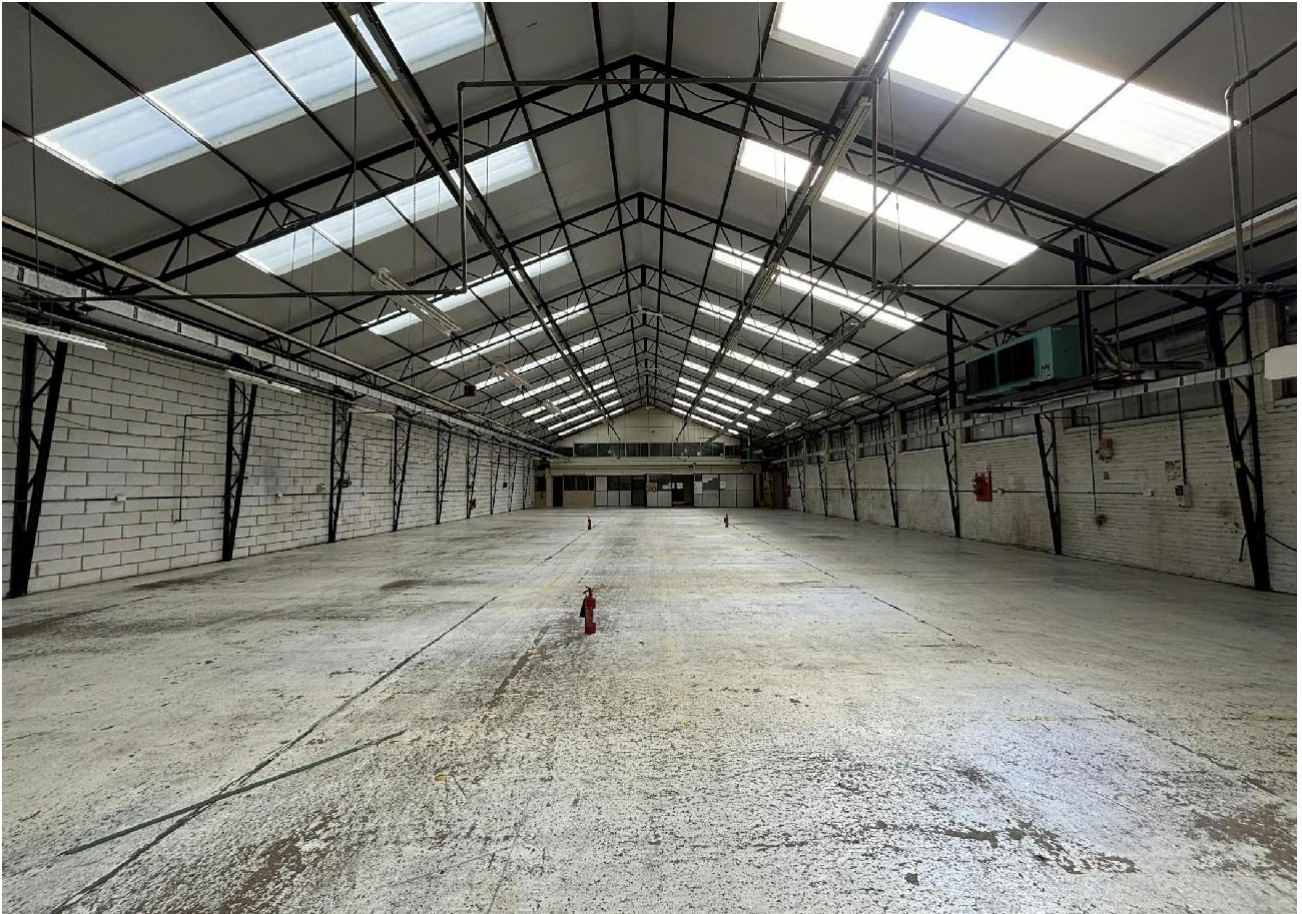




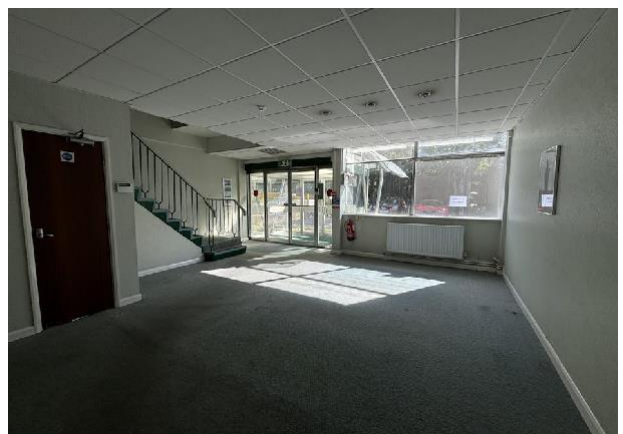
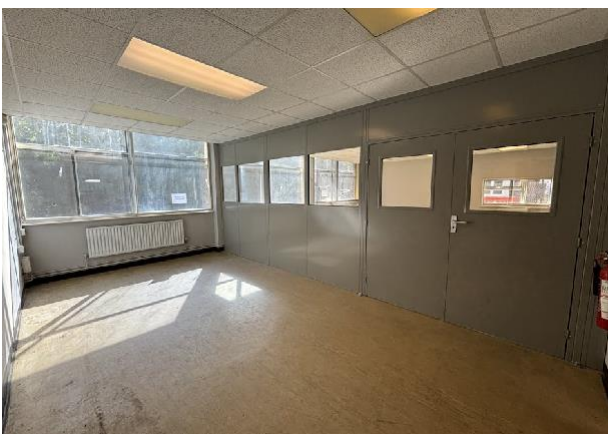


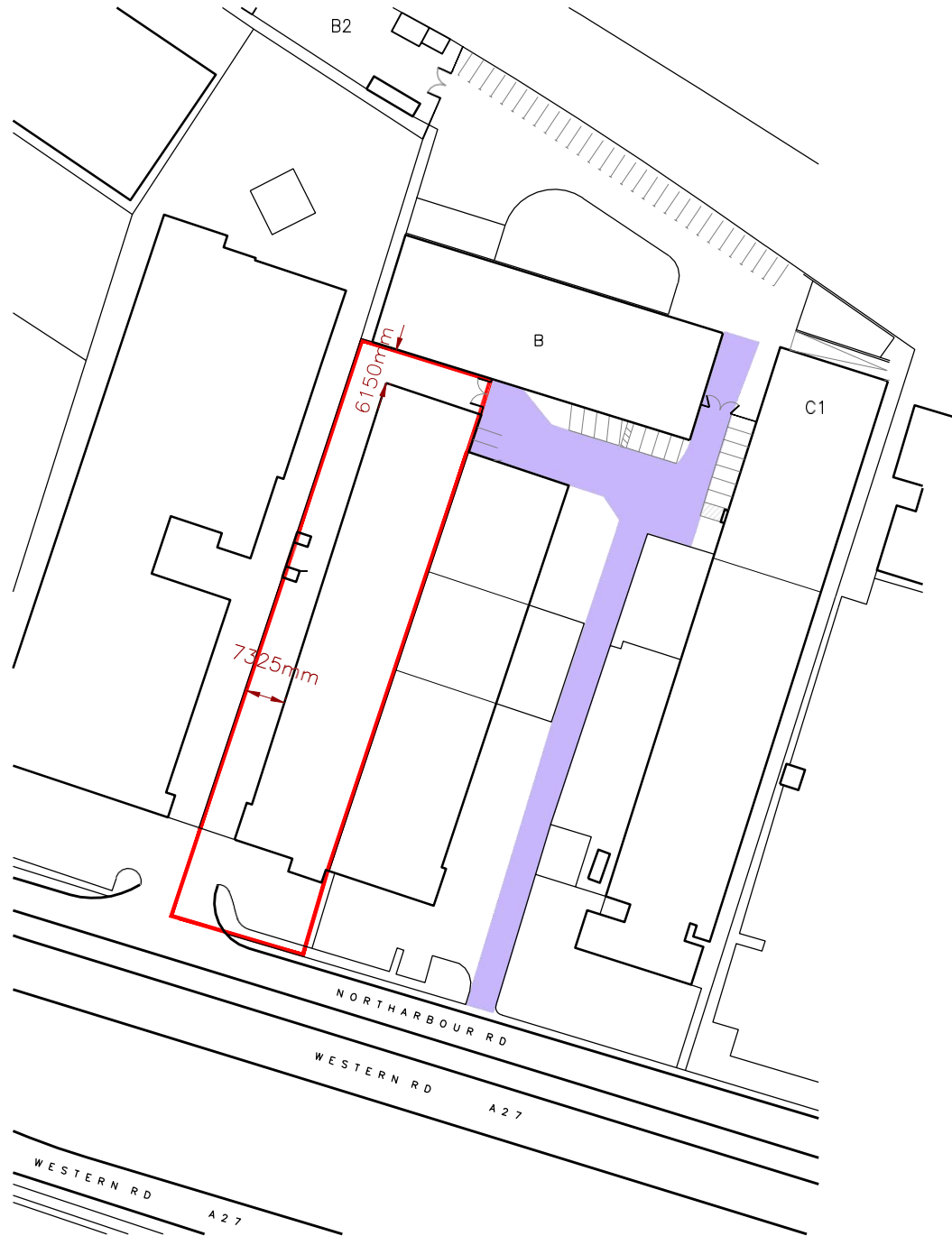
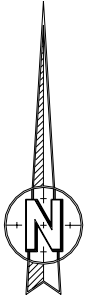












 Right of Way Access

 Precision house Title

Total Area of the site:  
2848.7 SQM  
30663.1 SQFT

Rev	Revision	By	Date

KAD

K.A.D. Ltd.  
First Floor Unit 7  
The Quarddeck  
Port Solent  
PO6 4TP  
T: 01489 660194  
E: admin@k-a-d.co.uk  
W: www.k-a-d.co.uk

Client

SILVER PIPER LTD

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Project

PRECISION HOUSE,  
NORTHARBOUR ROAD,  
PORTSMOUTH, PO6 3TJ

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Drawing

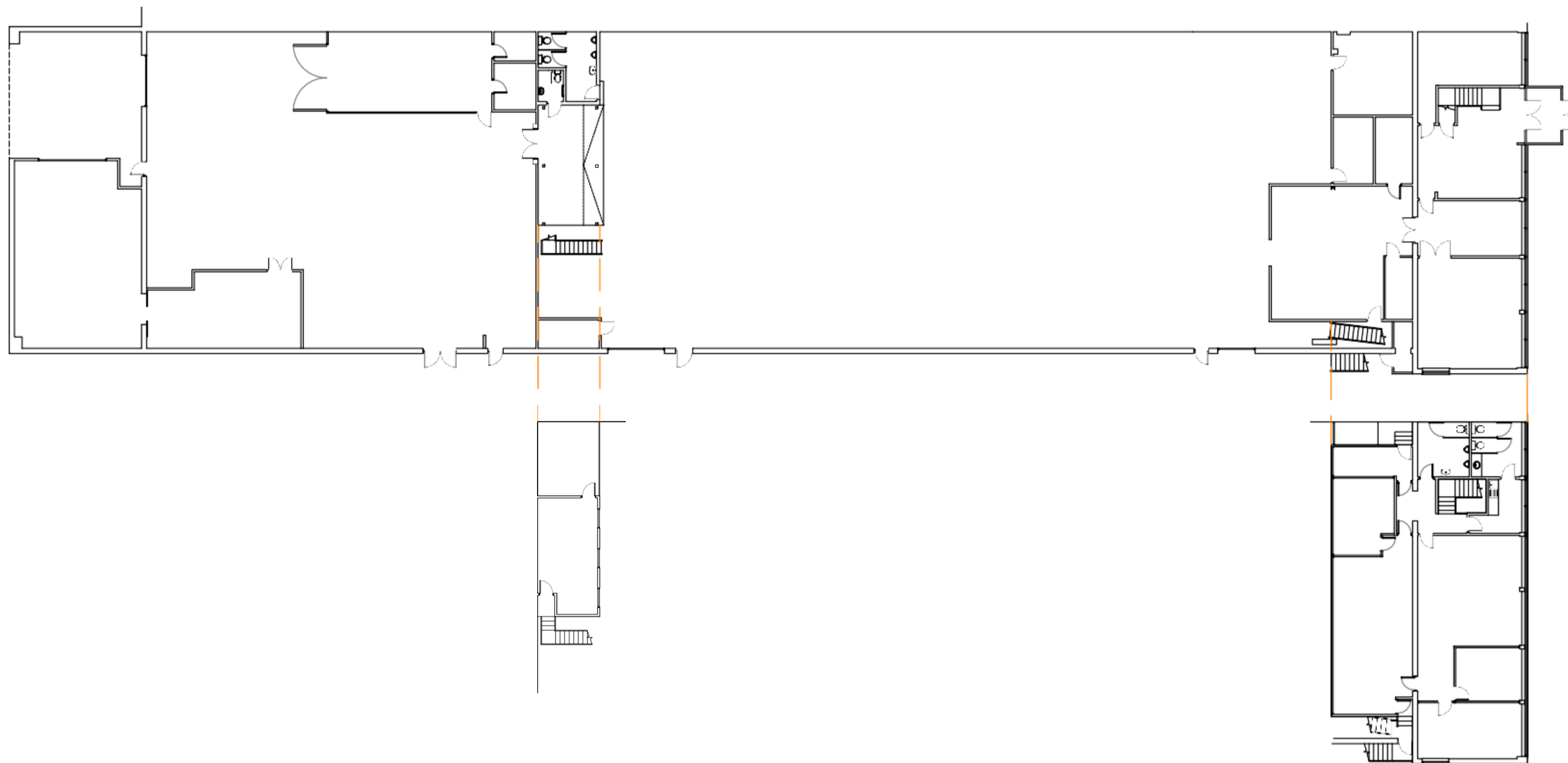
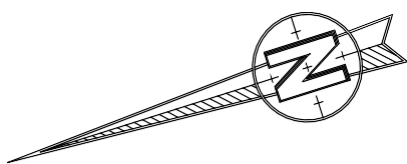
SITE PLAN

Scale	Date
1:1250@A4	OCT 2023

Project no.	Sequential	Bldg/Floor	Detail	Rev
KAD	04	A	EX	B

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

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



Rev	Revision	By	Date

**K**ARCHITECTURAL  
**A**  
**D**ESIGN

K.A.D.Ltd.  
First Floor Unit 7  
The Quarterdeck  
Port Solent  
PO6 4TP  
T: 01489 660194  
E: admin@k-a-d.co.uk  
W: www.k-a-d.co.uk

Client  
**SILVER PIPER LTD**

Project  
**PRECISION HOUSE,  
NORTHARBOUR ROAD,  
PORTSMOUTH, PO6 3TJ**

Drawing  
**LEASE PLAN**

Scale  
**1:200@A2**

Date  
**NOV 2023**

Project no.	Sequential	Bldg/Floor	Detail	Rev
<b>KAD</b>	<b>02</b>	<b>A</b>	<b>EX</b>	<b>D</b>