



## Unit K, Southampton Road, Portsmouth, PO6 4RJ

Prominent Roadside Industrial Unit with Secure Yard

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	5,971 sq ft / 554.72 sq m
<b>Rent</b>	£75,000 per annum
<b>Rates Payable</b>	£2.05 per annum
<b>Rateable Value</b>	£49,750
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Roadside Site
- Secure Yard
- All Uses Considered STP
- Detached Building & Yard
- Open Plan
- Retail Location



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# Unit K, Southampton Road, Portsmouth, PO6 4RJ

## Description

Subject building is a detached steel portal framed industrial unit that would suit many types of business. The site benefits from a substantial secure yard and parking to the front of the building. Internally the unit benefits from a largely open plan layout with offices and WC areas towards to the front.

## Location

Southampton Road is an established commercial location just 4 miles north west of Portsmouth city centre and located 1 mile from the M27(Junction 12) connecting the area with key surrounding commercial cities as well as the national motorway network.

North Harbour benefits from easy access to two railway stations; Portchester (1 mile west) and Cosham (2 miles east). Both stations provide regular services to London Waterloo as well as surrounding towns. Portsmouth & Southsea railway station is just 5 miles south east providing additional, frequent rail services. Southampton International Airport is located 18 miles west of North Harbour accessed directly via the M27 (Junction 5). It is the main business airport for the South Coast.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main Warehouse	5,893	547.48	Available
Ground - Lean to	78	7.25	Available
Outdoor - Secure Yard	13,594	1,262.92	Available
<b>Total</b>	<b>19,565</b>	<b>1,817.65</b>	

## Specification

- \*Floor to Steel Truss 3.75m
- \*Electric Roller Shutter Loading Door (3.30m (w) x 3.30m (h))
- \*Parking area
- \* Secure Concrete Yard
- \*Office Content
- \* Male & Female WCs

## Terms

Available on a new FRI lease for a term to be agreed at a rent of £75,000 per annum

## Business Rates

Rateable Value £49,750

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

## Other Costs

Legal Costs - Each party to be responsible for their own legal costs incurred in the transaction.

VAT - VAT is payable on the rent & buildings insurance.



## Viewing & Further Information

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