



**UNIT D HIGHGROVE INDUSTRIAL PARK, PORTSMOUTH,
PO3 5QQ**

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

2,436 SQ FT (226.31 SQ M)



Summary

Industrial/Warehouse Unit To Let

| | |
|----------------|-------------------|
| Available Size | 2,436 sq ft |
| Rent | £32,000 per annum |
| Rates Payable | £12,800 per annum |
| Rateable Value | £25,000 |
| Estate Charge | £3,500 per sq ft |
| EPC Rating | D |

- Excellent motorway connection
- Three phase power
- Clear span warehouse
- Gas supply
- Allocated parking
- Established industrial estate

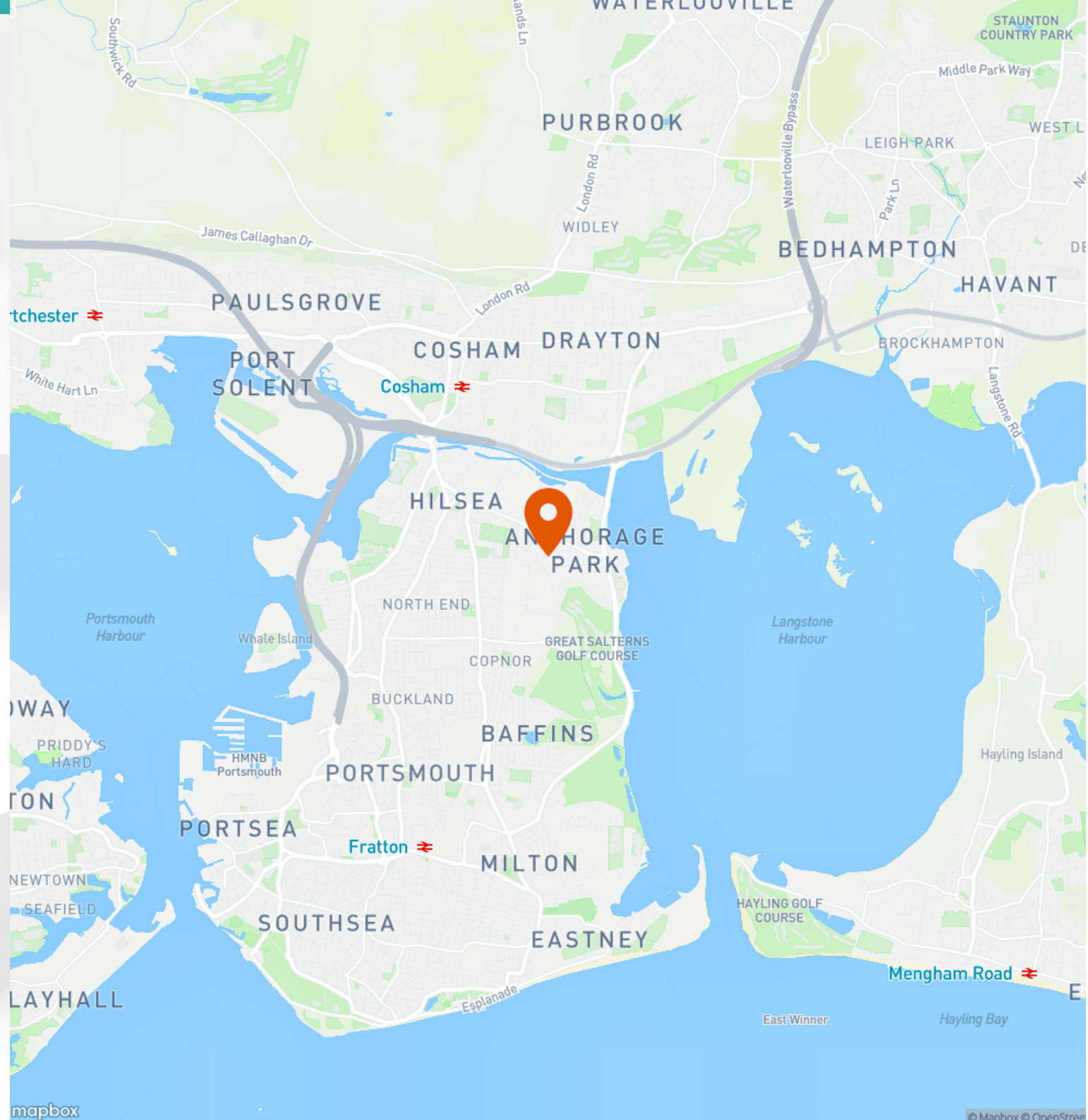


Location



Unit D Highgrove Industrial Park, Portsmouth, PO3 5QQ

Highgrove Industrial Estate is located in the Airport Industrial area; one of Portsmouth's principal industrial locations. It has excellent access to the A27, which in turn leads onto the M27/A3(M) and is approximately 3 miles from Portsmouth City Center and approximately 2 miles from International Ferry Port.



Further Details

Description

The property comprises a modern industrial/warehouse unit of steel portal frame construction with brick and blockwork to internal elevation and external profiled steel cladding.

The unit benefits from translucent roof panels, 3-phase electricity, mains gas supply, roller shutter door, WC, and car parking.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 1,757 | 163.23 | Available |
| Mezzanine | 679 | 63.08 | Available |
| Total | 2,436 | 226.31 | |

Terms

The premises are available by way of new full repairing and insuring lease on terms to be agreed.

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.

VAT

All rents, prices and premiums, etc., are quoted exclusive of VAT at the prevailing rate.





Enquiries & Viewings



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657826



Oliver Hockley

ohockley@vailwilliams.com

07557 504952



**Vail
Williams**

[View on our website](#)