



**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

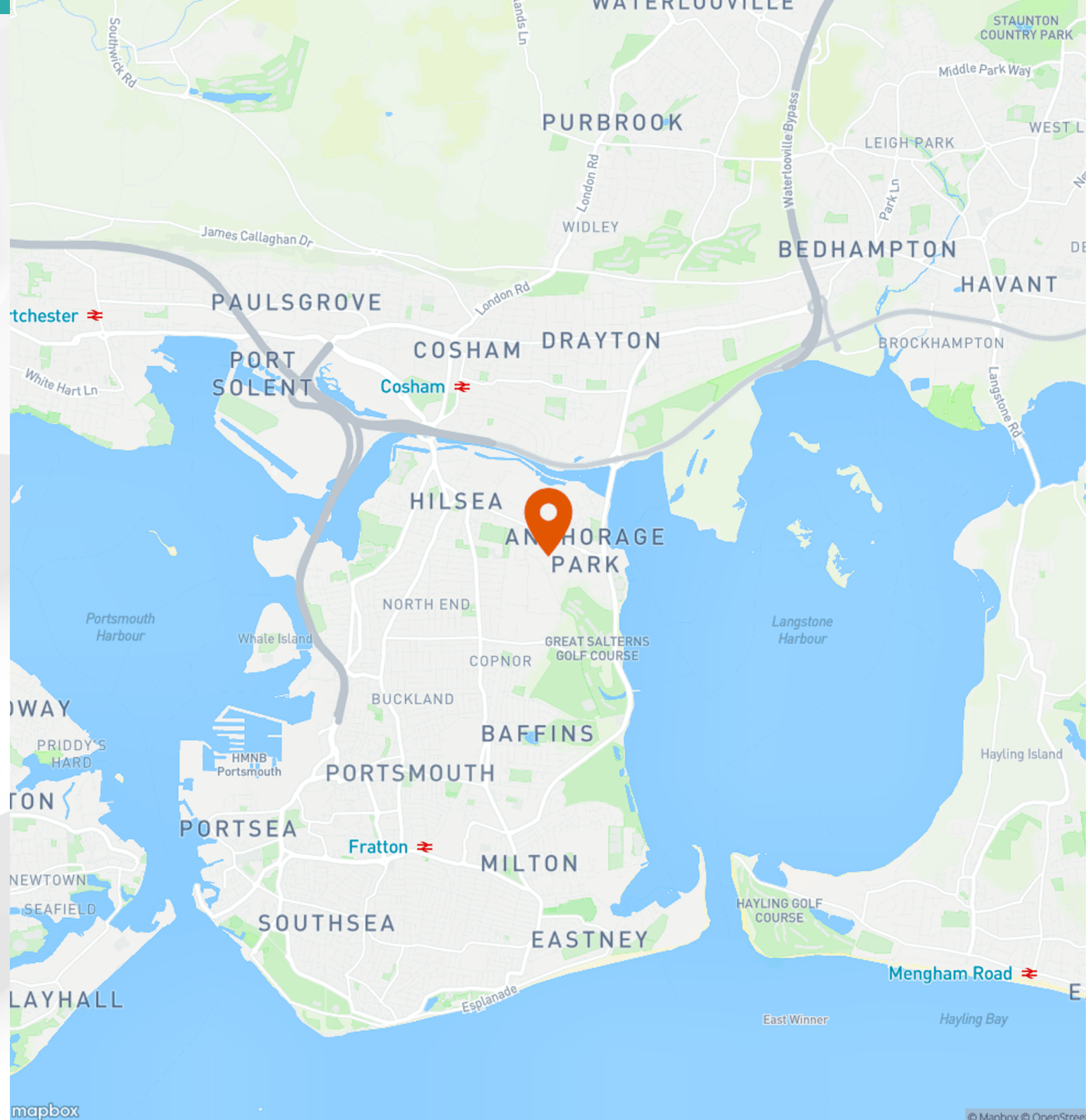


# Location



**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
<b>Total</b>	<b>2,436</b>	<b>226.31</b>	

## 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



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