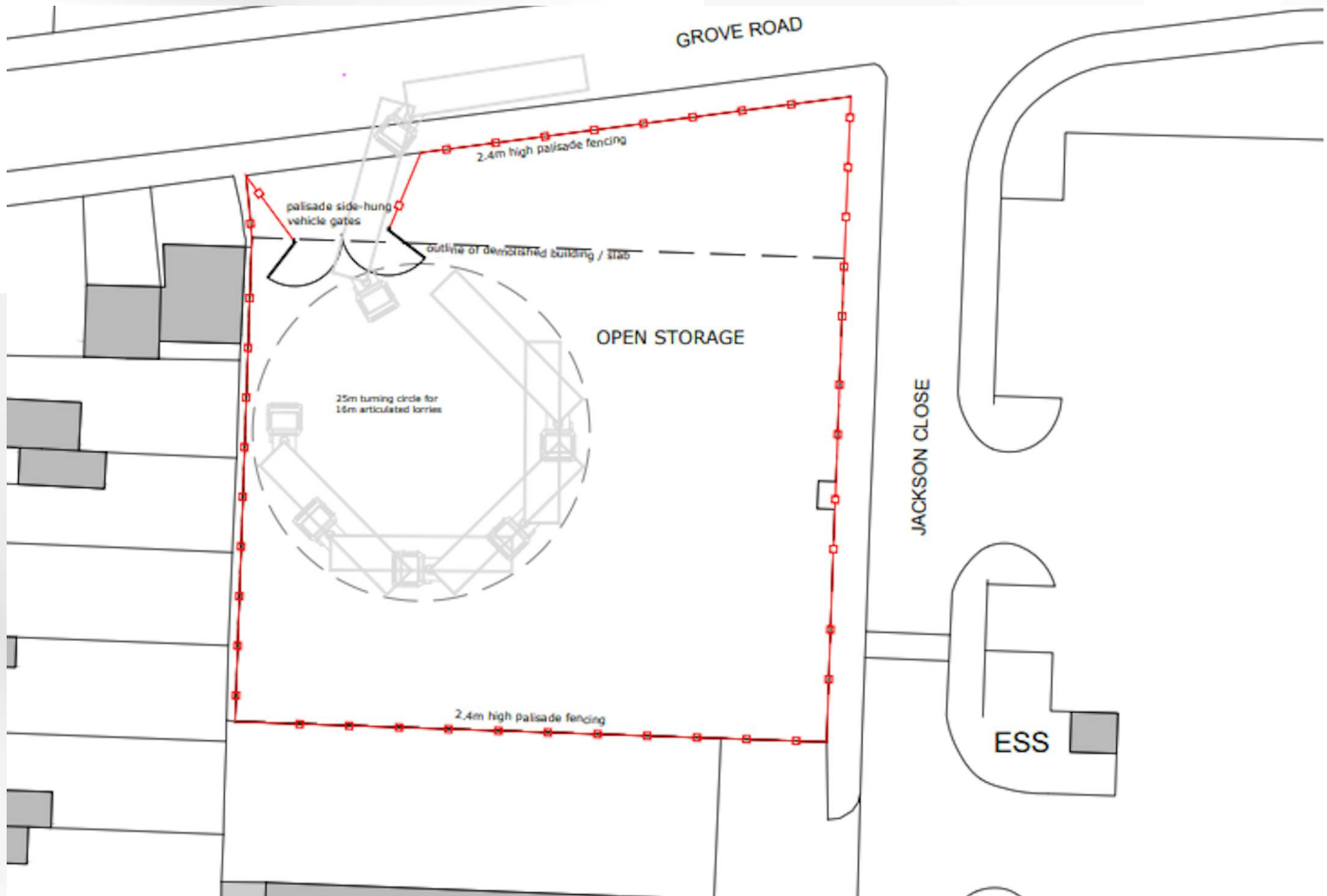


PORTSMOUTH

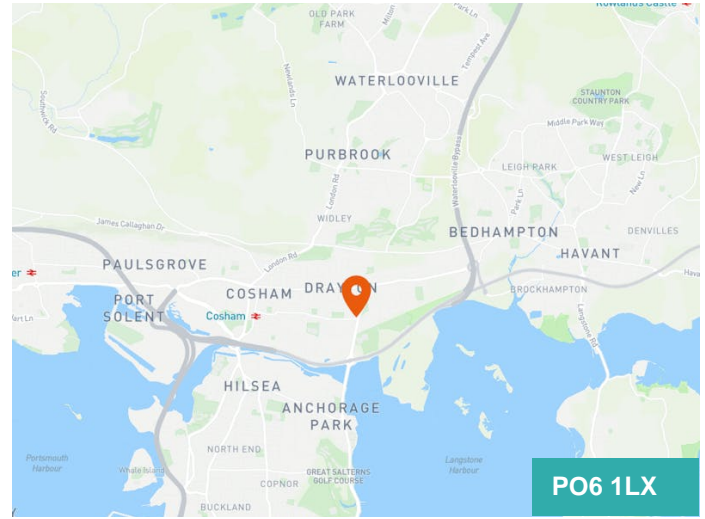
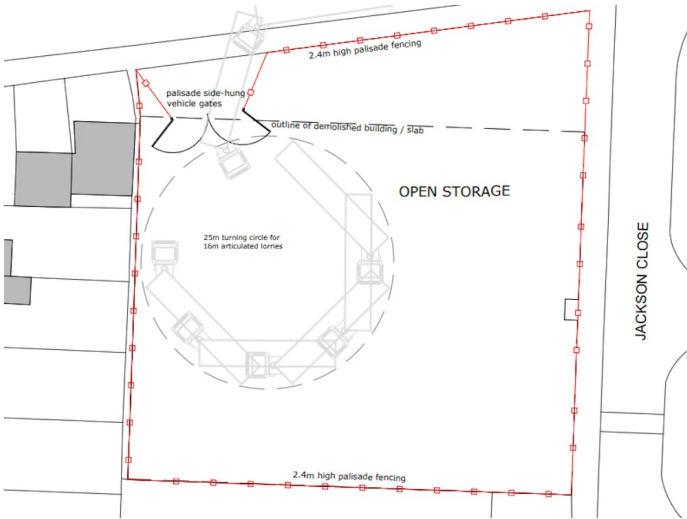
Open Storage -
Mountbatten Business Park,
3 Grove Road, PO6 1LX



OPEN STORAGE TO LET

0.48 ACRES

- Prominent roadside location
- Easy access to A27/A3(M)
- Local amenities
- Gas, water and electricity connections available
- 2.4M Palisade fence
- 5m double leaf entrance gate



Summary

Available Size	0.48 Acres
Rent	Rent on application
EPC Rating	EPC exempt - No building present

Description

Existing building is due to be demolished providing an open storage site of 0.48 acres, subject to planning. The open storage site will benefit from the following specification:

- Surface: mix of concrete slab of the existing building and concrete
- Gas, water and electricity connections available
- 2.4M Palisade perimeter fence
- 5m double leaf entrance gate

Location

The site is located in a prominent roadside position on the corner of Jackson Close and Grove Road, a short distance from the west side of the A2030 Eastern Road, which provides access to Portsmouth City Centre and Southsea. There is a Sainsbury's food store and the established retail and industrial area of Fitzherbert Road to the East of the A2030 Eastern Road.

The A27 nearby provides access to Chichester and Brighton to the east, Southampton and the M27 to the west, and the A3(M) and London to the north.

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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.

Terms

A new full repairing and insuring lease upon terms to be agreed.

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.

Joint Agents

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