

PORTSMOUTH

Mountbatten Business Park,
3 Grove Road, PO6 1LX



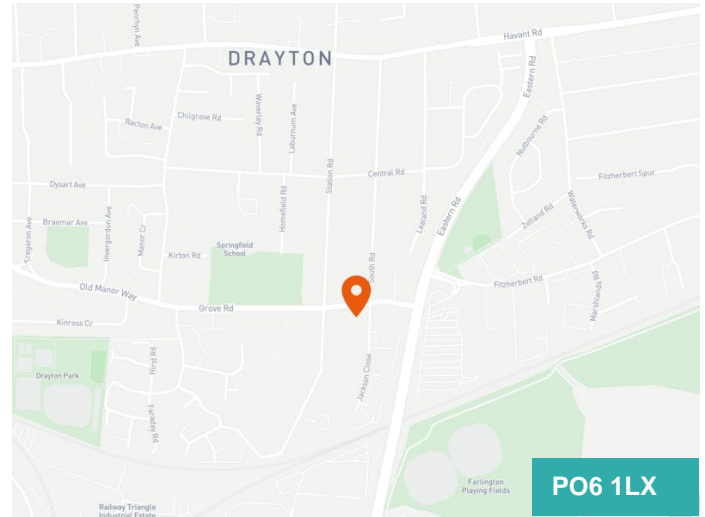
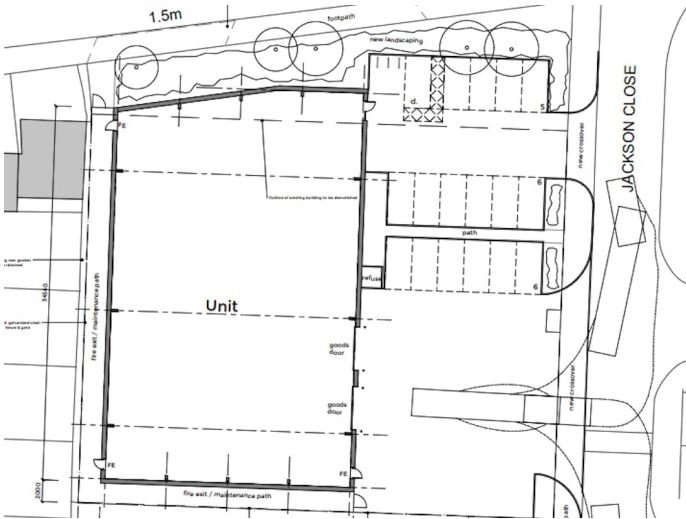
INDUSTRIAL / WAREHOUSE / TRADE COUNTER / SHOWROOM TO LET

9,149 SQ FT

- Prominent roadside location
- Easy access to A27/A3(M)
- Loading and parking at the front
- Local amenities
- 17 Parking spaces
- Electric loading doors

New build prominently Located Warehouse/Trade counter unit

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Summary

Available Size	9,149 sq ft
Rent	Rent on Application
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Unit 3 to comprise of a new build industrial warehouse or trade counter unit of a steel portal frame under a pitched roof with part cladding and part brickwork elevations. The building will front Jackson Close and benefit from prominence to Grove Road. There will be car parking (17 spaces) and a loading area to the front, with two full height electric loading doors. The internal space will be open plan, offering WC's and a disabled WC facility.

Location

The property 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.

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.

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