



## Unit 19, Hilsea Industrial Estate, Portsmouth, PO3 5JW

### Modern Industrial Unit

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,179 sq ft / 109.53 sq m
<b>Rent</b>	£18,000.00 per annum
<b>Service Charge</b>	£604.16 per annum Building Insurance: £96.03
<b>Rateable Value</b>	£13,750
<b>EPC Rating</b>	A (13)

#### Key Points

- Steel Portal Frame Construction
- Eaves: 6.5m (min) & 8m (max)
- 3 Phase Power
- Office Space
- Electric Loading Door
- W.C. & Kitchenette with Disabled Facilities
- Forecourt Loading & Parking



# Unit 19, Hilsea Industrial Estate, Portsmouth, PO3 5JW

## Description

Hilsea industrial Estate is a modern landscaped scheme of 22 business units across 3 terraces built in 2016, which are used for a mixture of industrial, storage and workshop purposes.

Unit 19 is of steel portal frame construction with steel profile clad elevations and roof incorporating translucent panelling.

The property also benefits from allocated parking (3 spaces) & electric up & over loading door of 2.7w x 3.1h.

## Location

Limberline Spur, Hilsea Industrial Estate is located in a strategic location within an established freight and distribution zone, on Norway Road. The premises are 1.5 miles from the M27, 0.5 miles from Hilsea Train Station and 3 miles from Portsmouth International Port.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,179	109.53	Available
<b>Total</b>	<b>1,179</b>	<b>109.53</b>	

## Specification

- Sectional electric loading door (3.65m high x 3.5m wide)
- Minimum eaves 6.5m, rising to Maximum eaves 8m
- 3 allocated parking spaces & Forecourt loading
- Three phase power
- Power floated concrete floor
- Communal CCTV
- Gas supply available (tenant to commission)
- Ducts for phone and broadband
- WC and Kitchenette
- General waste disposal
- Bike store
- BREEAM rating very good
- EPC A Rated.

## Terms

Available by way of a new full repairing & insuring lease for a term to be agreed.  
Rent: £18,000 pax

## Rateable Value

Rateable Value: £13,750 - Source VOA (tax.service.gov.uk)

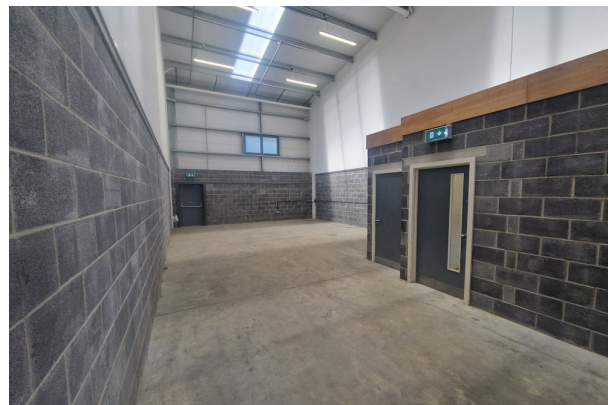
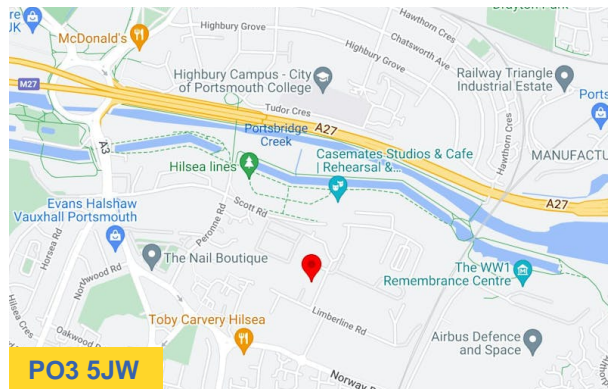
You are advised to make your own enquiries to the Local Authority in this regard before making a commitment to lease.

## Other Costs

Estate Service Charge (£604.16 pa, term: March 24) & Buildings Insurance (£96.03 pa - renewal in June 24) will be payable by the tenant.

Legal Costs - The tenant will pay reasonable costs incurred in connection with the letting.

VAT - Rent is exclusive of VAT. Legal fees (£850), and surveyors fees (£750), are + VAT.



## Viewing & Further Information

**James West**

02392 377800 | 07415438230

James@hi-m.co.uk

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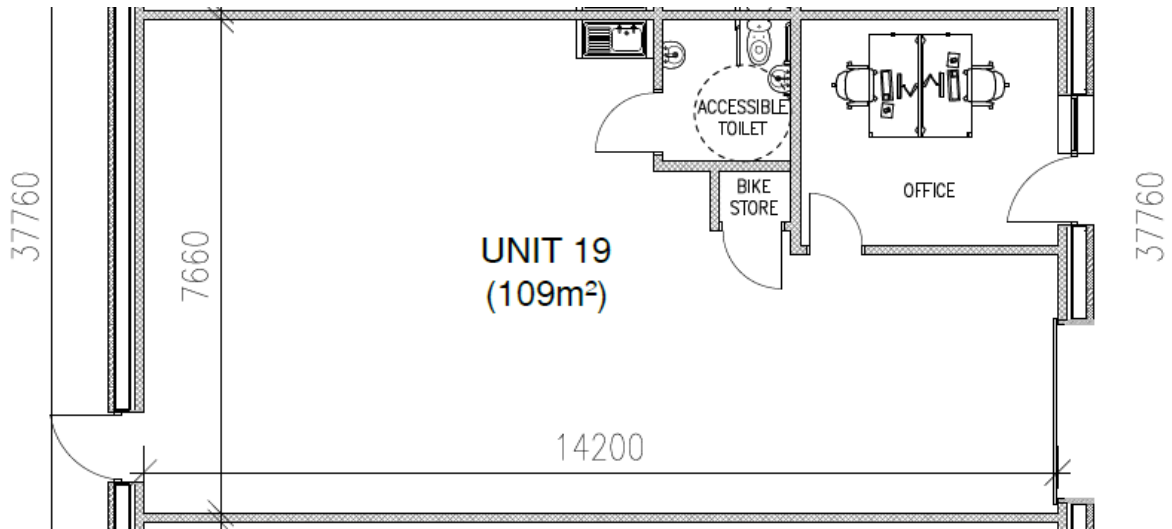
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Floor Plan - Unit 19 Hilsea Industrial Estate

1,173.27 sq. ft (109 sqm) approx.



Not to Scale