



## 22 Limberline Spur, Hilsea, Portsmouth, PO3 5DY

Industrial / Warehouse Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,177 sq ft / 109.35 sq m
<b>Rent</b>	£15,500 per annum
<b>Rateable Value</b>	£11,000
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

### Key Points

- Situated on an Established Industrial Estate
- Variety of Uses Considered
- Allocated Parking
- Located 1.5 miles from M27/A27 Road Network
- Available on a New FRI Lease
- Available from Q1 2025 following refurbishment



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## Description

The subject premises is a corner terrace industrial unit of steel portal frame construction under a pitched roof with roof lighting. The unit benefits from having a 2.51(w)m x 3.84(h)m loading door, small office, w.c. with wash hand basin & tea point.

There is parking for 2 cars at the front along with a large loading area.

Available from Q1 2025 following refurbishment.

## Location

Portsmouth is located approximately 20 miles east of Southampton and 70 miles South West of London. The city benefits from excellent road communications being situated at the M27 / A27 junction, which links to the M3 and A3(M) which provides access to London and the wider national motorway network.

Limberline Spur is situated in an established industrial location within Hilsea which is accessed off Norway Road via Gunstore Road.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit	1,177	109.35	Available
<b>Total</b>	<b>1,177</b>	<b>109.35</b>	

## Specification

Properties to be refurbished, current specifications:

- \* Minimum Eaves Height 4.59m
- \* 2.54(w)m x 3.85(h)m Loading Door
- \* x2 Allocated Parking Spaces
- \* Solid Concrete Floor
- \* LED Strip Lights (on refurbishment)
- \* Three Phase Power

## Terms

Available on a new effective Full Repairing Insuring Lease for a term to be agreed.

Rent: £15,500

## Rateable Value

Rateable Value: £11,000

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

The unit should qualify for small business rates relief, please contact the Local Authority for further information.

## EPC

The EPC is to be reassessed following refurbishment to the property.

## Other Costs

Service Charge - £167.53 pa for the current term.

Buildings Insurance - £1,176 pa for the current term.

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



## Viewing & Further Information

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