



Unit 5 Hilsea Industrial Estate, Limberline Spur, Portsmouth, PO3 5JW

Modern Industrial Unit

Summary

Tenure	To Let
Available Size	2,916 sq ft / 270.91 sq m
Rent	£34,000 per annum
Service Charge	£1,041.95 per annum
Rateable Value	£22,500
EPC Rating	A (23)

Key Points

- Steel Portal Frame Construction
- Eaves: 7m (min) & 8.9m (max)
- 3 Phase Power
- Office Space
- Electric Loading Door
- W.C. & Kitchenette with Disabled Facilities
- Forecourt Loading & Parking

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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 5 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 3.6h.

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 - Industrial	2,163	200.95	Available
Mezzanine - Mezzanine	753	69.96	Available
Total	2,916	270.91	

Specification

- Sectional electric loading door (3.6m high x 2.7m wide)
- Minimum eaves 7m, rising to maximum eaves 8.9m
- 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 effective full repairing & insuring lease for a term to be agreed for £34,000 pax

Rateable Value

Rateable Value: £22,500 - Source VOA (tax.service.gov.uk)

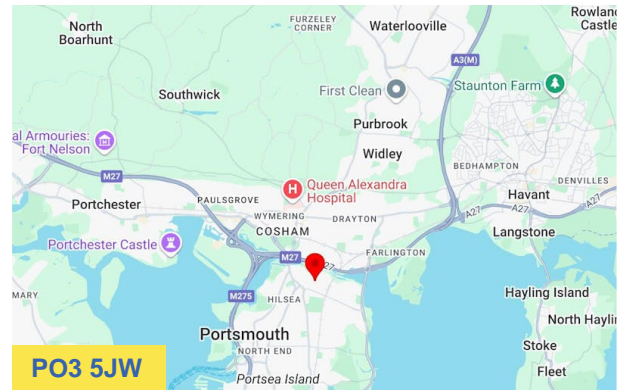
You are advised to make your own enquiries to the Local Authority in this regard before making a commitment to lease.

Other Costs

Estate Service Charge (£1,045.95 pa, term: March 24) & Buildings Insurance (£277.20 pa - renewal in June 24) will be payable by the tenant.

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

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



Viewing & Further Information

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