

PORTSMOUTH

3.1 Central Point, PO3 6FH

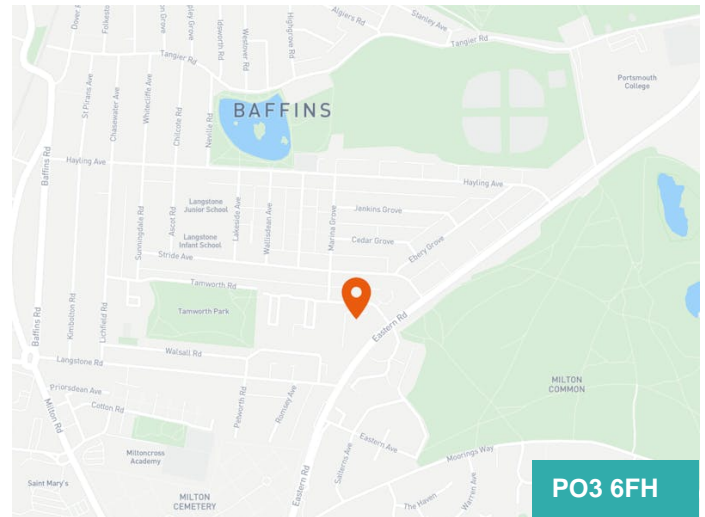


INDUSTRIAL / WAREHOUSE TO LET

4,366 SQ FT

- Prominent estate position
- 4.7m Eaves
- 6 parking spaces
- Mezzanine floor
- Kitchenette

END OF TERRACE LIGHT INDUSTRIAL UNIT - TO LET



Summary

Available Size	4,366 sq ft
Rent	Rent on application
Rates Payable	£15,469 per annum
Rateable Value	£31,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

The property occupies a prominent position as an end terrace of light industrial unit with parking.

The accommodation has been fitted out with trade counter and offices, kitchenette and WC together with clear span warehouse area with additional mezzanine floor.

There is a wide 4 metre electric roller shutter door and the approximate eaves height to the underside of the haunch to the front of the building is 4.25 metres.

Location

Central Point is located immediately off the A2030 Eastern Road, the main arterial route in and out of

Portsmouth City Centre. Central Point is a popular and established industrial unit.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,076	285.77
Mezzanine	1,290	119.84
Total	4,366	405.61

Terms

The property is available by way of an assignment or sublease of the existing lease expiring on the 5th February 2029. The lease includes a tenant only break option 6th February 2026, subject to 6 months written notice. Alternatively a new lease direct with the landlord is available on terms to be agreed.

Legal Costs

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

Anti Money Laundering

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.



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