



2 Warrior Business Centre, Fitzherbert Rd, Portsmouth, PO6 1TX

Warehouse / Industrial Unit For Sale

Summary

Tenure	For Sale
Available Size	4,883 sq ft / 453.65 sq m
Price	£440,000 Freehold
Rateable Value	£30,250
EPC Rating	C (51)

Key Points

- For Sale
- 4.6(h)m x 3.2(w)m Loading
- Trade Counter Potential
- Onsite Parking
- Mezzanine 1st floor
- Sales, Storage, & Office Space

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Description

The subject site comprises of a ground floor sales with rear internal storage area and w/c, and a steel frame mezzanine 1st floor with further sales, offices, storage, kitchen area, and w/c's. There is dual entrance by separate pedestrian doorways.

The property comes with 8 parking spaces and 1 loading bay.

Location

Located on the established Warrior Business Centre to the north east of Portsmouth, the development benefits from access to Fitzherbert Road. The Estate is situated within a few miles of the A27 providing quick access to the M27, A3M and A259.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,450	227.61	Available
Mezzanine - 1st	2,433	226.03	Available
Total	4,883	453.64	

Specification

- * Steel Frame mezzanine.
- * Concrete floor.
- * 2.2m minimum eaves on ground floor.
- * 2m minimum eaves on 1st floor to frame.
- * 4.6(h)m x 3.2(w)m electronic loading door.
- * Internal shutters.
- * 8 parking spaces.
- * LED lights.
- * W/C and wash basin on each floor.
- * Kitchen on first floor.
- * Offices on first floor.
- * Suspended ceiling in parts.

Terms

Freehold for sale at a price of £440,000 plus VAT.

Rateable Value

Rateable Value £30,250 per annum (source VOA: tax.service.gov.uk).

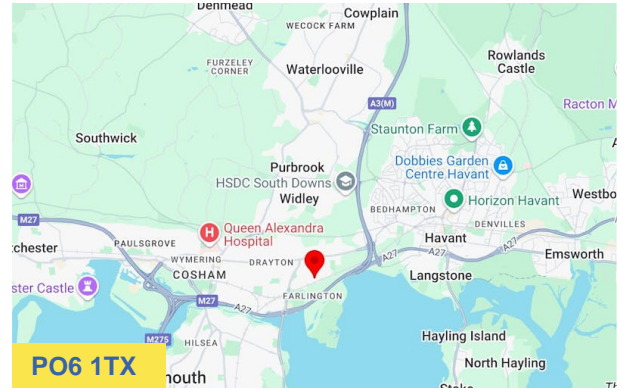
You are advised to make your own enquiries to the local authority in this regard.

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

Management Charge - £500 per annum for communal outside area.

VAT - VAT is applicable.



Viewing & Further Information

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