



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

## 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    |
| <b>Total</b>    | <b>4,883</b> | <b>453.64</b> |              |

## 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).

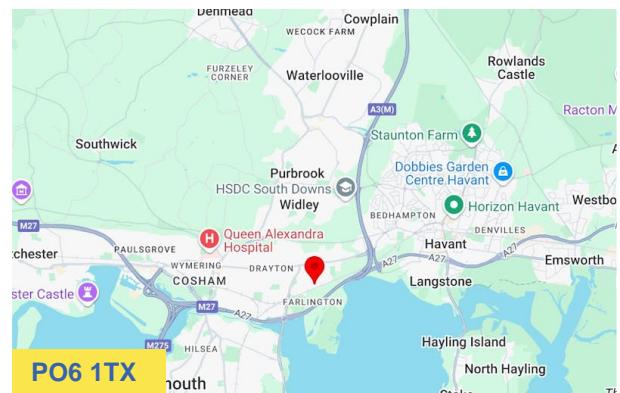
You are advised to make your own enquiries to the local authority in this regard.

## 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

James West

02392 377800 | 07415438230

James@hi-m.co.uk

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