

UNITS TO LET

8,172 - 22,193 ft²



UNDER
REFURBISHMENT



GOOD ACCESS
TO M27/A27



ESTABLISHED
TRADE ESTATE



www.ipif.com/admiralpark

INDUSTRIAL / WAREHOUSE UNITS TO LET

ADMIRAL PARK INDUSTRIAL ESTATE

WILLIAMS ROAD, PORTSMOUTH, HAMPSHIRE, PO3 5RQ



ACCOMMODATION

Available accommodation comprises of the following approximate gross internal areas:

UNIT 1	ft ²	m ²
TOTAL	10,863	1,009

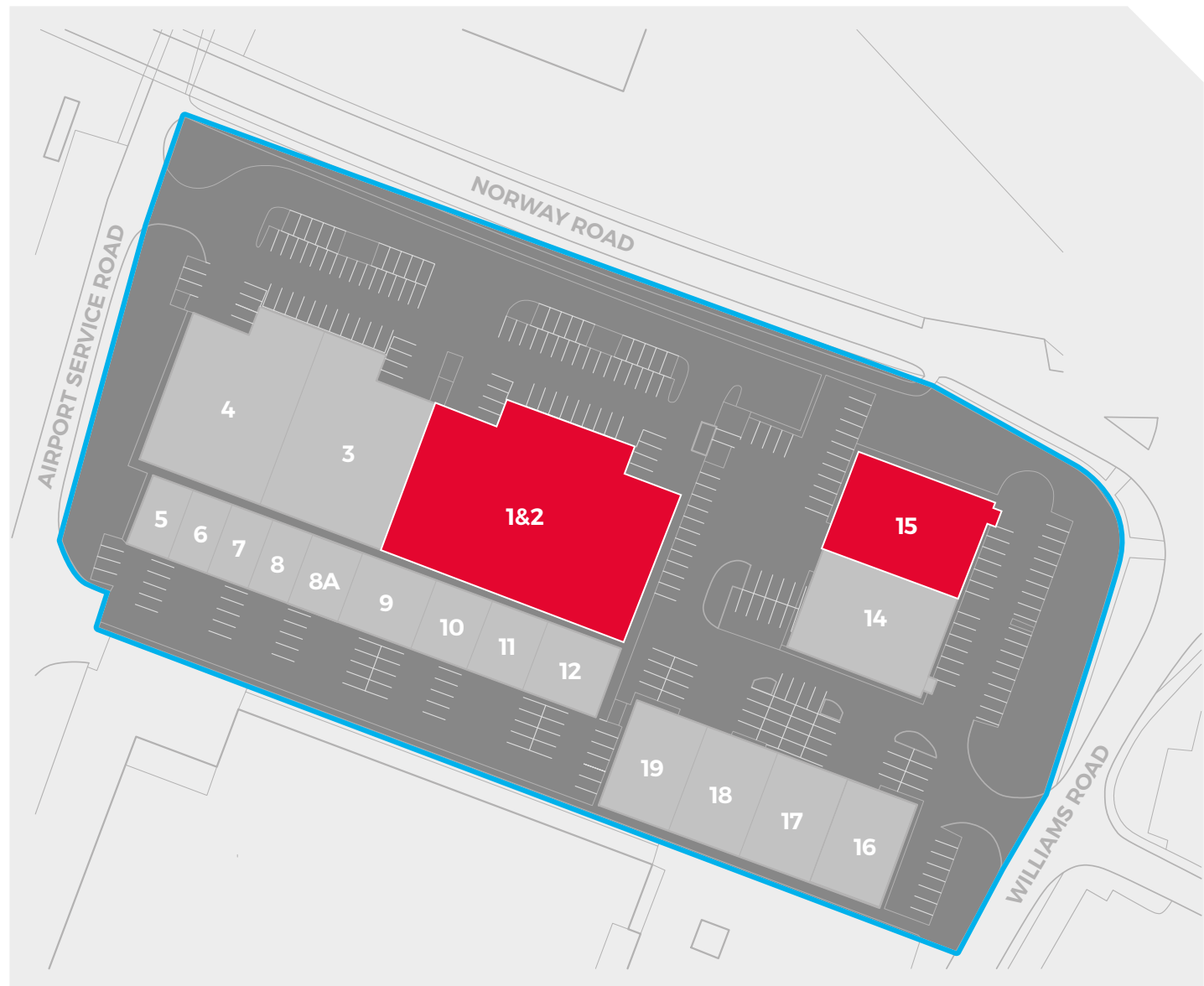
UNIT 2	ft ²	m ²
TOTAL	10,863	1,009

UNIT 1&2 COMBINED	ft ²	m ²
TOTAL	22,193	2,062

UNIT 15	ft ²	m ²
TOTAL	8,172	759

DESCRIPTION

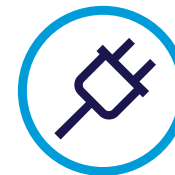
The premises lie within a prominent, well maintained estate. The units were constructed in the late 1980s of steel portal frame construction with profiled clad elevations under a pitched insulated roof.



**ALLOCATED
PARKING SPACES**



**OFFICE
ACCOMMODATION**



**3 PHASE
POWER**



**ROLLER
SHUTTER DOORS**



**UNDER
REFURBISHMENT**

UNIT 1&2



UNIT 15





FRATTON PARK



Emirates SPINNAKER TOWER



PORTSMOUTH HISTORIC DOCKYARD

Portsmouth INTERNATIONAL Port

GOSPORT

FRATTON

PORTSMOUTH & SOUTHSEA

M27S

MOUNTBATTEN CENTRE

GREAT SALTERNS RECREATION GROUND

KINGSTON

PORTSEA ISLAND

A2047

STAMSHAW

ALEXANDRA PARK



A288

HILSEA



HILSEA



LOCATION

The units occupy a very accessible location on the established Airport Industrial Estate to the north of Portsea Island, having good road access to the M27/A27 motorway via either the Anchorage Road/A2030 Eastern Road dual carriageway or the A3 at Hilsea. Admiral Park is prominently situated fronting Norway Road and Williams Road, with Unit 1&2 accessed from Airport Service Road opposite Hilsea Train Station and Unit 15 accessed via Williams Road.



PO3 5RQ

/// what3words.com/order.improving.rises



LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the Landlord

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