

# UNITS TO LET

## 8,172 - 22,193 ft<sup>2</sup>



UNDER  
REFURBISHMENT



GOOD ACCESS  
TO M27/A27



ESTABLISHED  
TRADE ESTATE



[www.ipif.com/admiralpark](http://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:

<b>UNIT 1</b>	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>10,863</b>	<b>1,009</b>

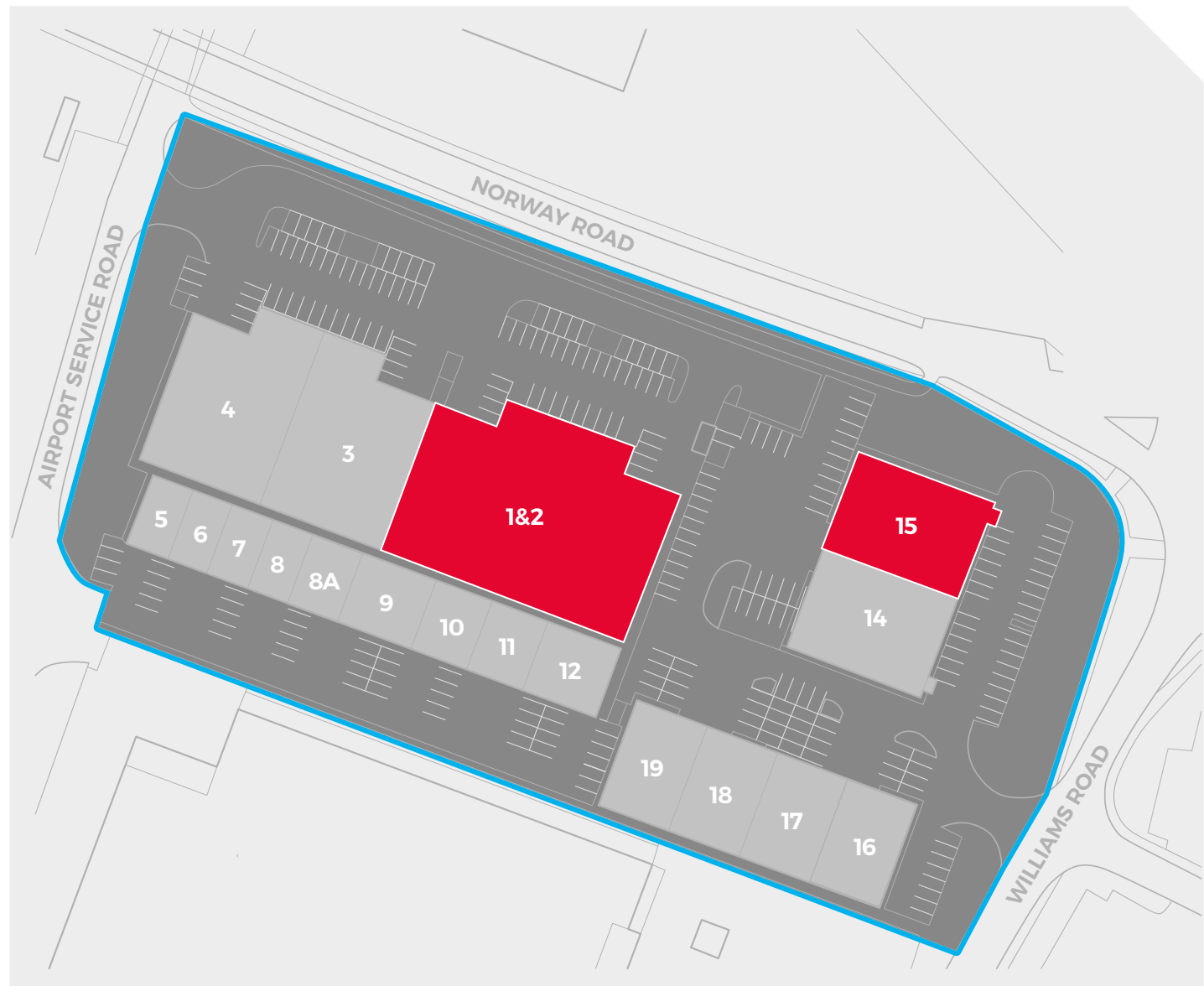
<b>UNIT 2</b>	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>10,863</b>	<b>1,009</b>

<b>UNIT 1&amp;2 COMBINED</b>	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>22,193</b>	<b>2,062</b>

<b>UNIT 15</b>	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>8,172</b>	<b>759</b>

## 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

A288

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](http://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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