

E8 Voyager Park, Portfield Road, Voyager Park Portsmouth PO3 5FL



TO LET | 362.7 sq. m. (3,901 sq. ft.)

### Summary

362.7 sq. m. (3,901 sq. ft.)

- 6.25m to eaves
- End of terrace unit
- First floor offices
- P Good car parking
- Close to A2030 leading to A27, M27 & A3(M)

# Description

A modern end of terrace industrial unit of steel portal frame construction with composite clad elevations and roof.

Internally the unit has been extensively fitted out with ground and first floor office space. The warehouse area benefits from LED lighting, roller shutter loading door and an eaves height to haunch of 7.96m

Ground floor W.C. 3 phase power supply.

### Terms

Upon application.

# Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Floor		Sq. ft
Ground	329.0	3,538
First	33.7	363
Total:	362.7	3,901

## **EPC** Rating

Rating - C67

Rateable Value

Warehouse and premises - £30,250.

Source: www.tax.service.gov.uk/business-rates-find/search

#### Schedule an appointment

www.hlp.co.uk

T: 01329 220 111 E: fareham@hlp.co.uk

#### Location

The property is located on the Airport Estate, one of the principal industrial estates in the Portsmouth area, some 2 miles north east of the City Centre and 1.5 miles south west of the junction of the A27 and the A2030 (Eastern Road). Other occupiers in the vicinity include The Range, Royal Mail, CCF and Unipart.

#### VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

### Viewing

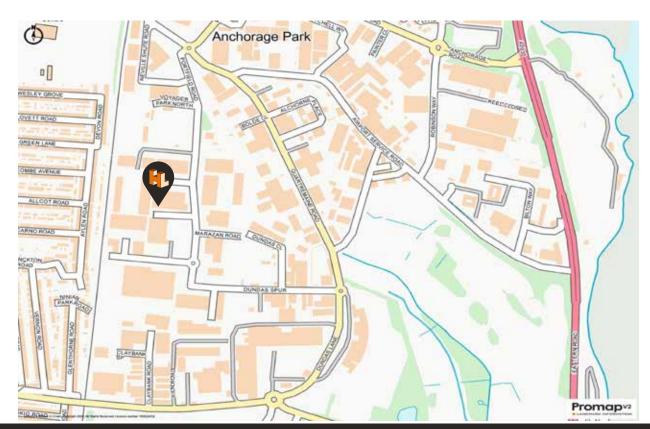
Strictly by appointment with the sole agents Hellier Langston.

# Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

### Anti-Money Laundering

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Contact our agency team

#### Andy Hellier T: 07930 661 782

E: andy@hlp.co.uk



Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.