

PORTSMOUTH

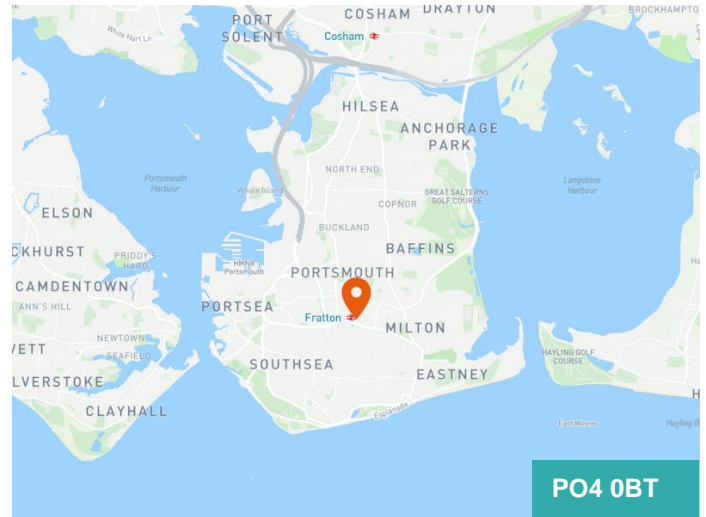
Unit 2, Banana House,
Venture Sidings, PO4 0BT



OFFICE / INDUSTRIAL / WAREHOUSE - TO LET

5,420 SQ FT

- Busy roadside location
- Extensive frontage
- Suitable for variety of uses
- Capable of sub-division



Summary

Available Size	5,420 sq ft
Rent	Rent on application
Rateable Value	£37,300
EPC Rating	Property graded as B-C (Ground Floor: B, First Floor: C)

Description

The premises comprise a ground floor industrial unit / warehouse with extensive roadside frontage. The first floor is arranged as partitioned offices accessed via an internal staircase. The building is capable of occupation as a whole or as two separate parts.

Location

The unit is located in a prominent roadside on the northern side of Goldsmith Avenue, opposite its junction with Talbot Road. The location benefits from a high level of daily traffic flows. Johnstone's Paint and City Plumbing are adjacent, whilst Lidl is a short distance away.

Accommodation

The accommodation comprises the following areas and the building has 3 allocated car parking spaces:

Name	sq ft	sq m	Availability
Ground	3,375	313.55	Available
1st	2,045	189.99	Available
Total	5,420	503.54	

Terms

Available on a new lease, subject to vacant possession.

Planning

Suitable for a variety of uses. Interested parties are advised to make their own enquiries of Portsmouth City Council.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Viewings

Viewings via sole agents Vail Williams:

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