



**18 FAIRWAYS BUSINESS CENTRE, PORTSMOUTH, PO3
5NU**

INDUSTRIAL / WAREHOUSE FOR SALE

1,893 SQ FT (175.87 SQ M)



Summary

Industrial Unit For Sale with 2 x allocated parking spaces and loading bay

Available Size	1,893 sq ft
Price	Offers in excess of £300,000
Rates Payable	£2.35 per sq ft based on 2023 Valuation for first floor only
Rateable Value	£8,900
VAT	Not applicable
EPC Rating	E (110)

- Three Phase Electrical Supply
- Easy Access to A27 & M27
- Shutter Access
- Allocated Parking x2
- Mezzanine Offices



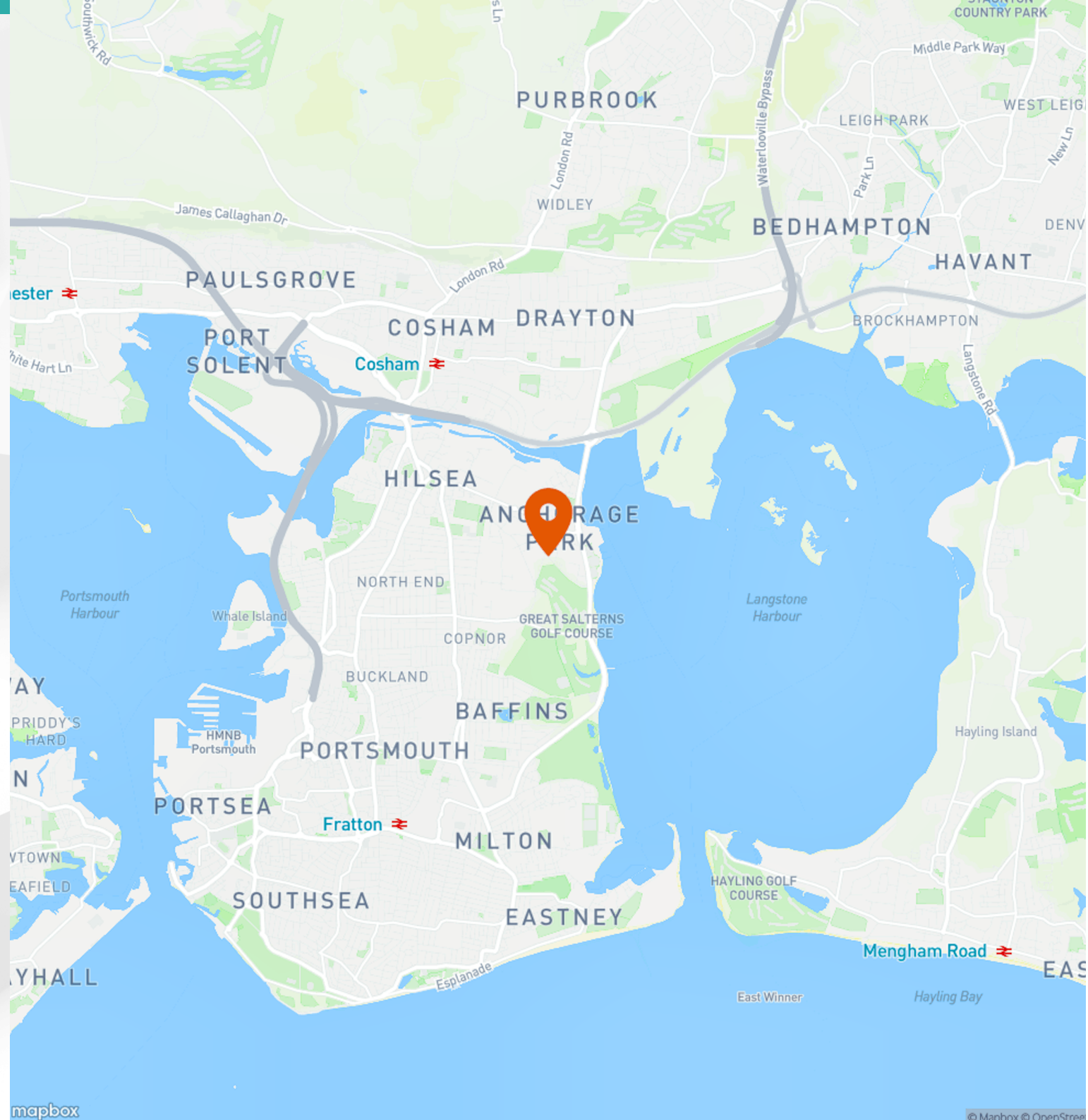
Location



**18 Fairways Business Centre,
Airport Service Road,
Portsmouth, PO3 5NU**

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The unit is situated off Airport Service Road which forms an integral part of the Airport Industrial Estate with access immediately off the Eastern Road (A2030). Eastern Road links directly with the M27, A27 and the A3(M).



Further Details

Description

The property comprises an end of terrace steel portal frame light industrial unit. Access to the unit is via a roller shutter and personnel door.

The property benefits from two allocated parking spaces and a loading bay. This property also benefits from a large mezzanine office space / store. The property has a three phase electrical supply with a WC and kitchen area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,225	113.81	Available
Mezzanine	667	61.97	Available
Total	1,892	175.78	

Terms

Offers in excess of £300,000 are invited for the long leasehold interest.

VAT

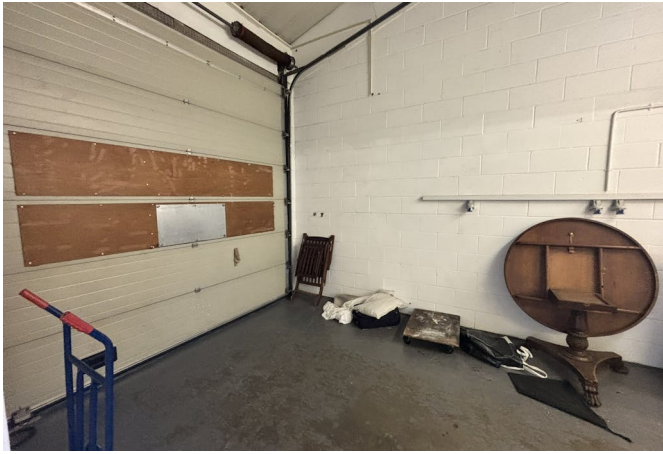
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Both parties are to bear their own legal costs plus VAT unless otherwise stated. Terms are strictly exclusive of VAT and interested parties must satisfy themselves as to the instance of this tax in the subject case.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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