



18 FAIRWAYS BUSINESS CENTRE, PORTSMOUTH, PO3 5NU

INDUSTRIAL / WAREHOUSE FOR SALE

1,893 SQ FT (175.87 SQ M)

**Vail
Williams**

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

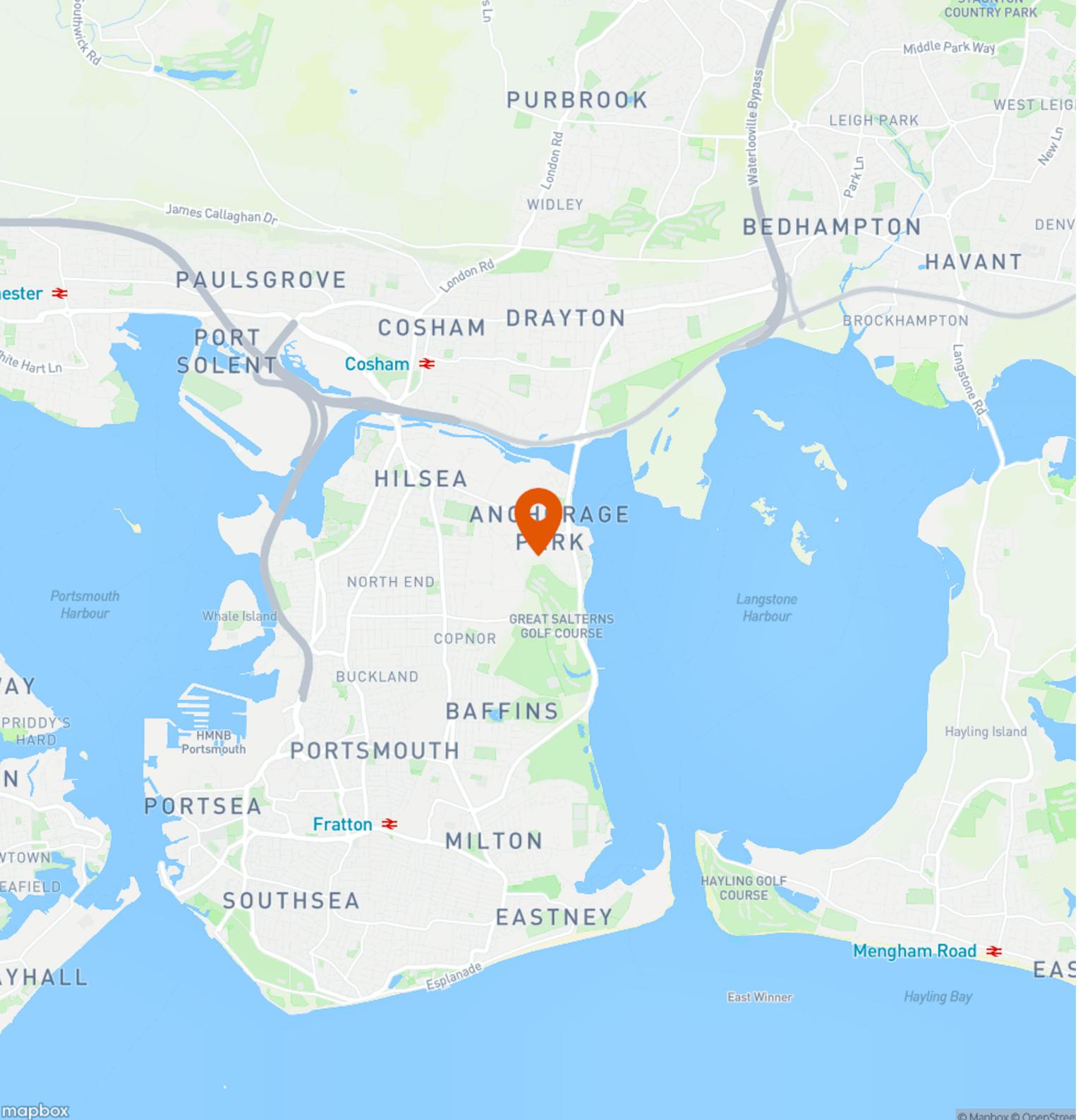


Location

 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

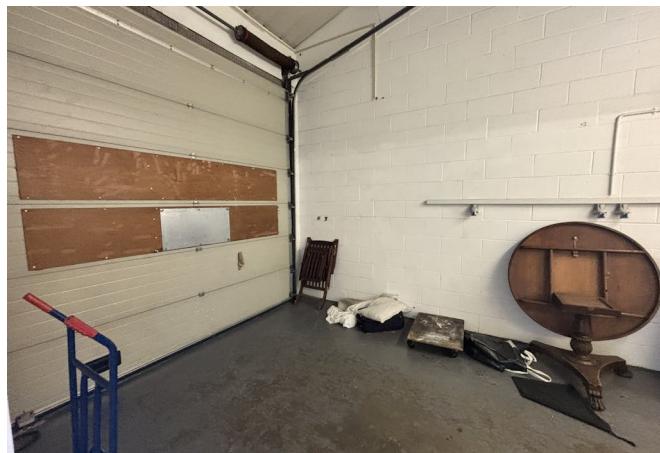
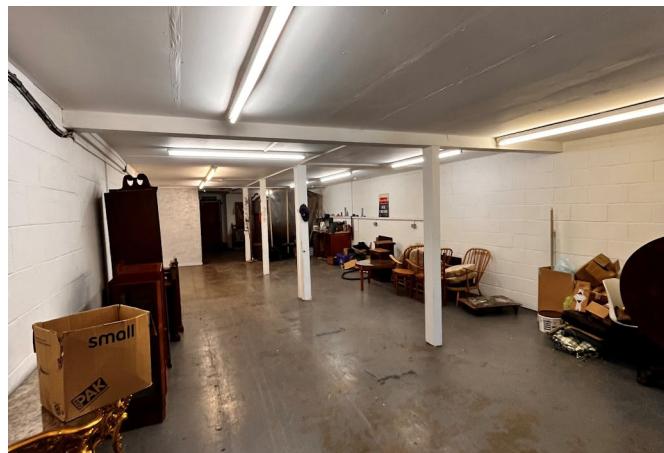
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

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



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657 826



Alice Masterman

amasterman@vailwilliams.com

07393 235709

