



Long Leasehold interest - FOR SALE

**18 ORDNANCE COURT, ACKWORTH ROAD,  
PORTSMOUTH, PO3 5RZ**

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE FOR SALE  
5,441 SQ FT (505.49 SQ M)

 **Vail  
Williams**

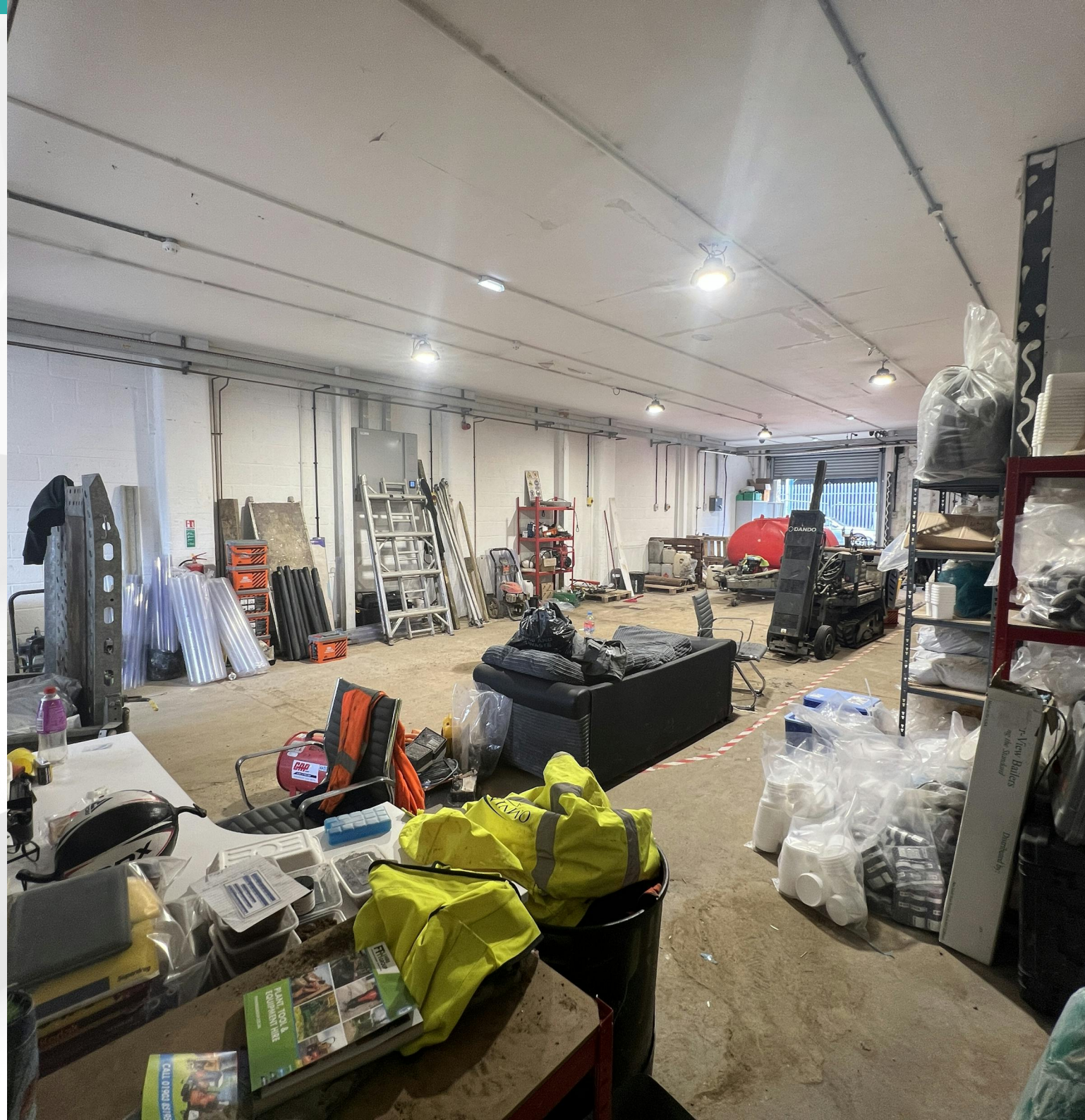


# Summary

## Industrial Unit in established industrial location For Sale

Available Size	5,441 sq ft
Price	£425,000
Rates Payable	£5,114.75 per annum We advise you check with the local authority via the Valuation Office Agency - <a href="http://www.voa.gov.uk">www.voa.gov.uk</a>
Rateable Value	£10,250
EPC Rating	Upon enquiry

- Easy access to the M27/A27 south coast road network
- Front and Rear loading access
- Situated in an established industrial location
- Loading area and parking
- Long leasehold interest for sale (circa 119 years remaining)





# Location



**18 Ordnance Court Ackworth Road, Portsmouth, PO3 5RZ**

The property is located in Ordnance Court which is part of the established Venture Industrial Estate. The estate has good access via Norway Road to the Eastern Road and Portsbridge roundabouts which connects to the M27/A27 south coast motorway network.









# Further Details

## Description

The property comprises an industrial/warehouse unit under a steel trussed northlight roof supported on brick faced columns and rendered painted elevations with front and rear access/loading areas.

The ground floor is currently being used as storage benefiting from 2 x loading doors to the front and 1 loading door to the rear plus LED lighting and three phase electricity. There is a first floor mezzanine area which is currently fitted out as a boxing gym, benefitting from a kitchen, WC's and LED lighting. Externally, there is a loading apron at the front and rear and parking spaces within the estate.

## Accommodation

The accommodation is measured on a GIA basis and comprises the following:-

Name	sq ft	sq m
Unit - 18 - Ground	2,756	256.04
1st - Mezzanine	2,685	249.44
<b>Total</b>	<b>5,441</b>	<b>505.48</b>

## VAT

We understand the property is not registered for VAT.

## Terms

The property is held on a 150 year long leasehold interest from 29 September 1994 at a fixed peppercorn rental (circa 119 years remaining).

The user clauses under the lease permits Class B1 and B8 uses. The long leaseholder is obligated to contribute towards the upkeep of the estate. Copies of the long lease is available on request.

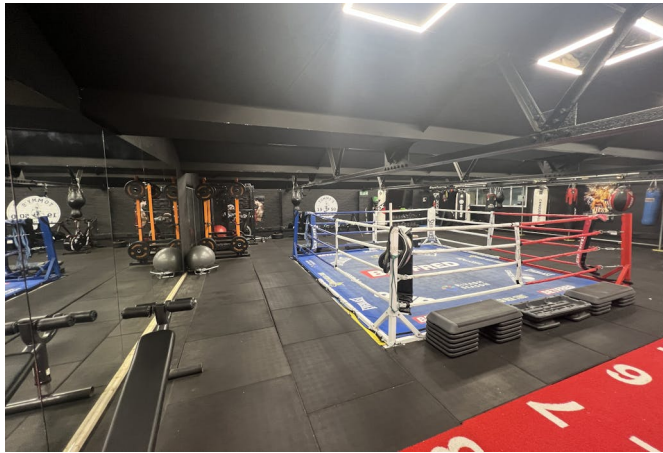
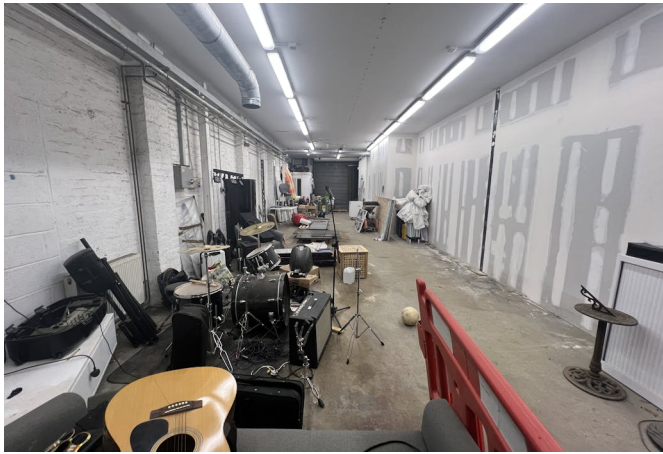
## Legal costs

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

## 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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[View on our website](#)