



**UNIT B4 MOUNTBATTEN BUSINESS PARK,  
PORTSMOUTH, PO6 1US**

TRADE COUNTER / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET  
4,886 SQ FT (453.92 SQ M)





# Summary

## Industrial/Warehouse To Let

Available Size	4,886 sq ft
Rates Payable	£23,577.75 per annum
Rateable Value	£47,250
EPC Rating	C (68)

- 3 phase electricity
- Electric loading door
- 12 allocated car parking spaces
- Excellent access to the motorway network
- Kitchen / breakout area
- Ground and first floor offices





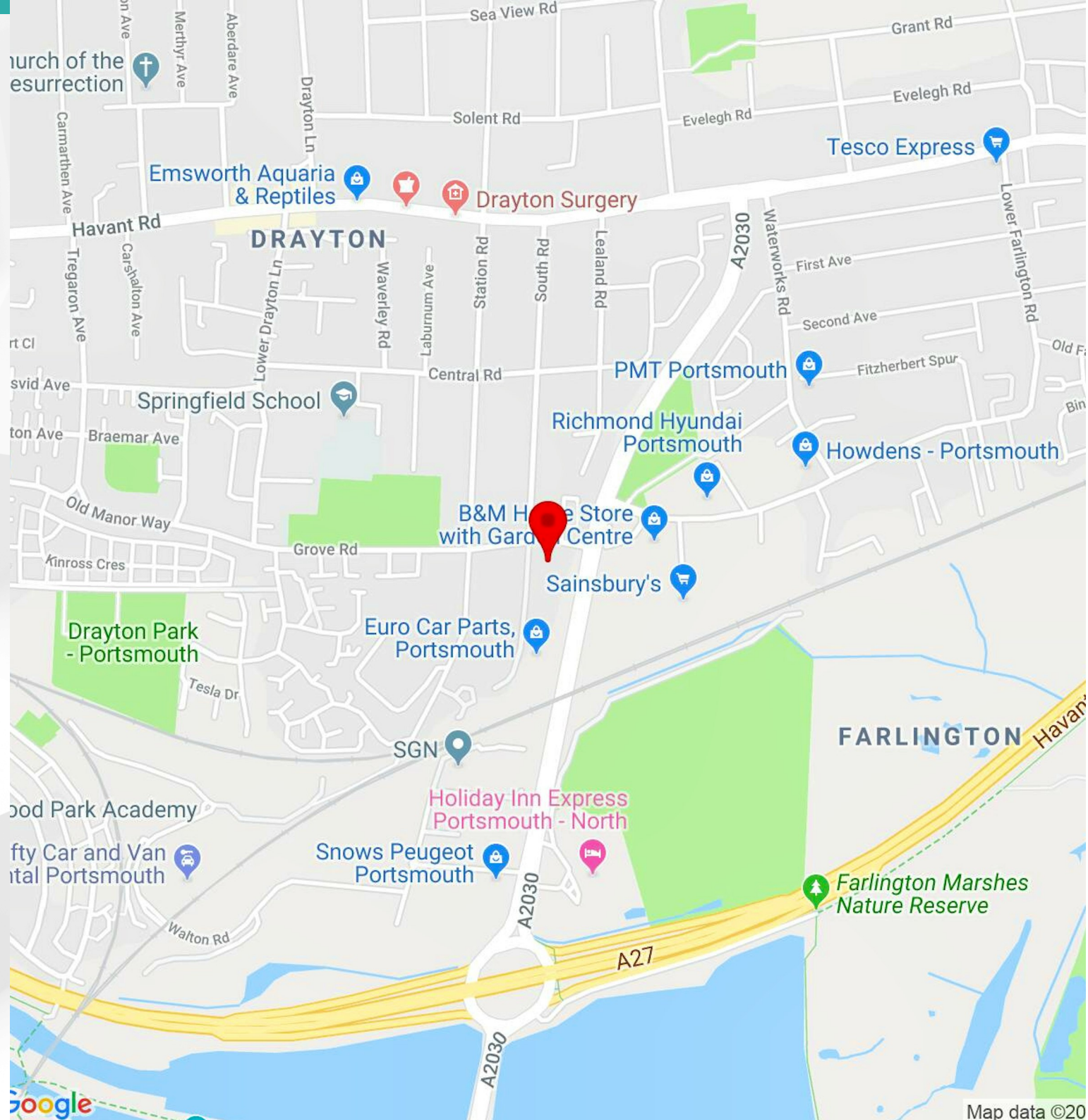
# Location



**Unit B4 Mountbatten  
Business Park, Jackson Close,  
Portsmouth, PO6 1US**

Mountbatten Business Park is located on Jackson Close opposite Sainsbury's and B&M Home Stores. Occupiers within the immediate estate include Mountjoy, Euro Car Parts, Auto Windscreens, Halfords Auto Centre and Portsmouth Plumbase.

The property is approximately ¼ mile north of the A27/M27 to the north of Portsea Island. The closest train station is Cosham 1.3 miles to the west, which provides regular services to Portsmouth and Southsea, Southampton City Centre and London Waterloo.









# Further Details

## Description

The property comprises of a mid-terrace unit of steel frame construction, which benefits from open plan office accommodation at ground and first floors.

Internally there is a ground floor warehouse with an electric up and over loading door (3.72m width x 4.54m height).

The unit benefits from 3 phase electricity supply, mains gas supply, and translucent roof lights to the warehouse.

Minimum eaves: 6.47m

Max height to ridge: 8.46m

There is a loading area to the front of the property with 12 allocated car parking spaces.

## Viewings

Strictly through the joint sole agents.

## Terms

Available by way of a new Full Repairing and Insuring lease on terms to be agreed.

## Legal costs

Each party to be responsible for their own legal costs.

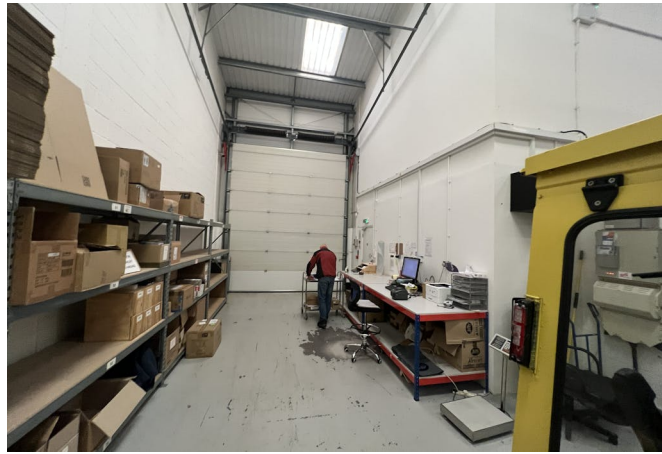
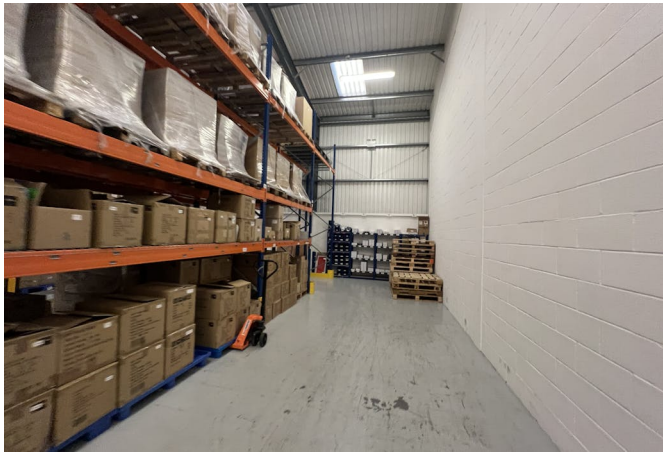
## VAT

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.

## 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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