



INDUSTRIAL / WAREHOUSE UNITS

Blocks A & C, Skill Centre, Limberline Spur, Portsmouth, PO3 5LF
Industrial / Warehouse Unit

Summary

Tenure	To Let
Available Size	1,728 to 5,084 sq ft / 160.54 to 472.32 sq m
Rent	£1,500 - £4,000 per month
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- Situated In Established Industrial Location
- Recently Refurbished
- Available on a New Leases
- Located 1.5 Miles from M27/A27
- Loading Doors



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Description

Industrial / Warehouse Units

Block C - Eaves Height 5.30 m Loading Doors 4.20 m (w) x 4.00 m (h)

Block A - Eaves Height 5.53 m Loading Doors 3.51 m (w) x 2.97 m (h)

Location

Portsmouth is located approx 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 Skills Centre is situated in an established industrial location on Limberline Spur which is accessed off Norway Road via Gunstore Road. It is approx 1.5 miles from the M27/A27.

Accommodation

The accommodation comprises of the following:

Name	Sq ft	Sq m	Rent	Availability
Unit - Block C Unit 8B	3,058	284.10	£2,500 per month	Available
Unit - Block C Unit 8C	5,084	472.32	£4,000 per month	Available
Unit - Block C Unit 8E	2,766	256.97	£2,305 per month	Available
Unit - Block C Unit 8G	2,751	255.58	£2,293 per month	Available
Unit - Block A Unit 1	3,182	295.62	£2,500 per month	Available
Unit - Block A Unit 2C	1,728	160.54	£1,500 per month	Under offer
Unit - Block A Unit 3B	1,027	95.41	£950 per month	Available
Total	19,596	1,820.54		

Terms

Each unit is available to let by way of a new (effectively) full repairing & insuring lease for a minimum term of 3 years. Rent payable monthly in advance. The landlord requires a 6 month rent deposit.

Each lease will be excluded from the security of tenure provisions of Part II of the Landlord & Tenant Act 1954.

Other Costs

Service Charge & Buildings Insurance will payable by in-going tenants

Legal Costs

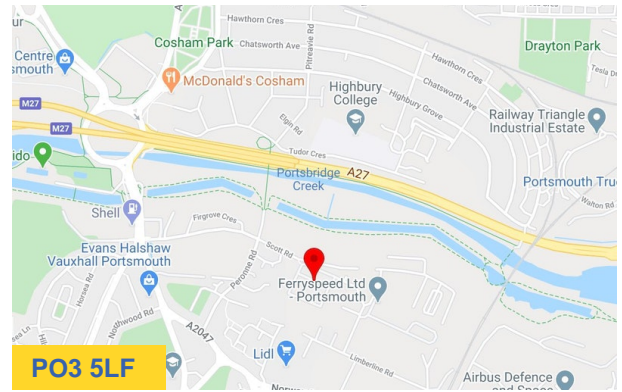
Each party to bear their own legal costs incurred in the transaction

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

Rates

You are advised to make your own enquiries with the Council in this regard.



Viewing & Further Information

Tom Holloway

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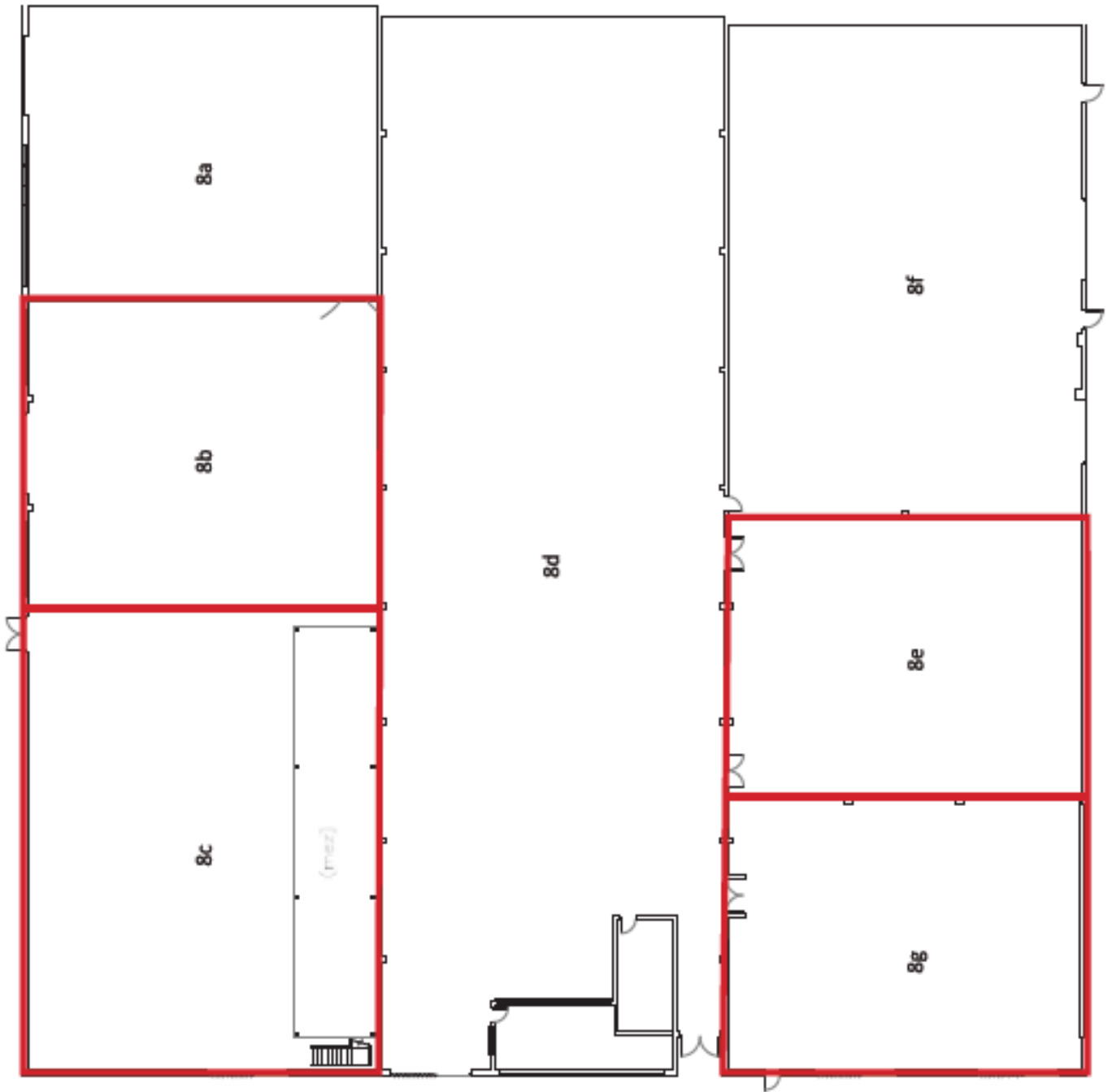
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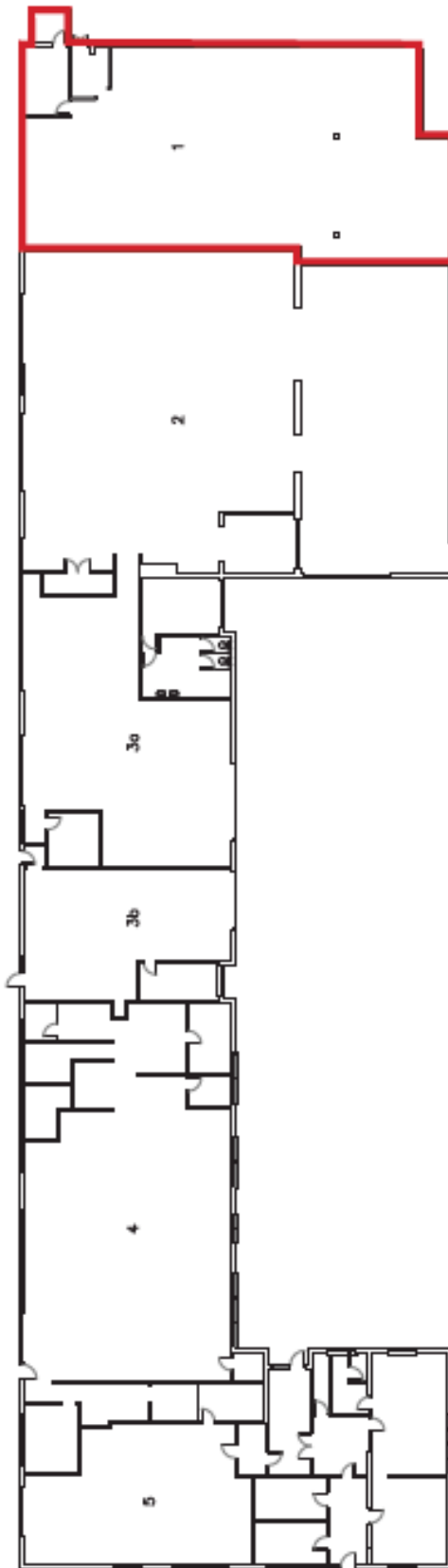


Block C



Plans are for indicative purposes only.

Block A



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