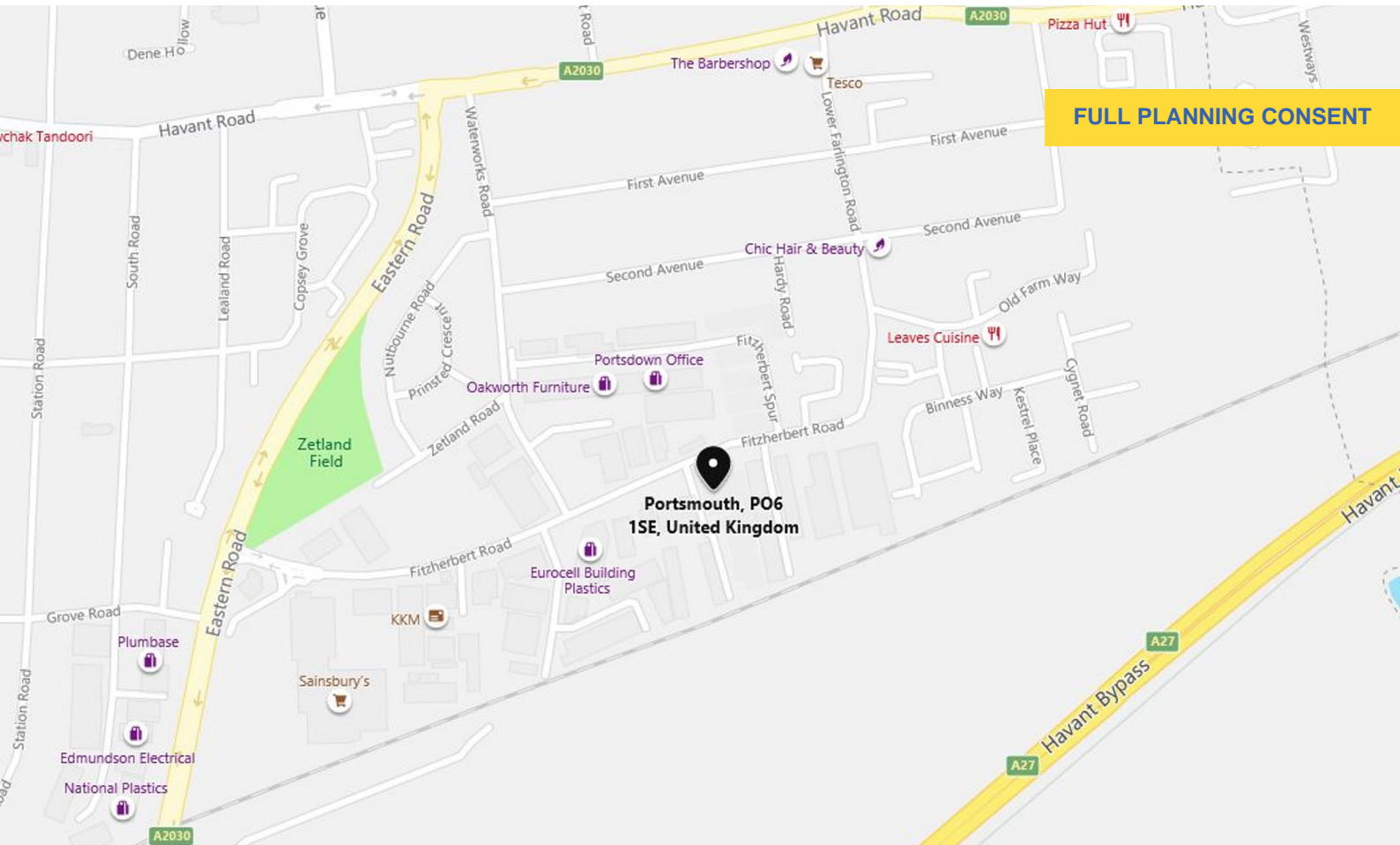




'Approximately 4,500 sq.ft to 25,000 sq.ft'



New Development Site, Units 1 - 7, Fishers Grove, Farlington, Portsmouth, PO6 1EF

New Build Development Site for 7 Light Industrial / Warehouses

Summary

Tenure	To Let
Available Size	4,521 to 12,328 sq ft / 420.01 to 1,145.31 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- Sizes range from 4,521 sq.ft up to 12,328 sq.ft for Light Industrial/Warehouse use
- Preliminary Particulars inviting expressions of interest for a fully consented new development of 7 Units
- All Units will have 1st Floor Offices
- Trade Counter Potential



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New Development Site, Units 1 - 7, Fishers Grove, Farlington, Portsmouth, PO6 1EF

Location

Located on the established Farlington Industrial Estate to the north east of Portsmouth, the development benefits from extensive frontage to Fitzherbert Road with a return into Fishers Grove. The Estate is situated within a few miles of the A27 providing quick access to the M27, A3M and A259.

Accommodation

The accommodation comprises of the following:

Name	Sq ft	Sq m	Availability
Unit - 1	6,372	591.98	Available
Unit - 2	5,554	515.98	Available
Unit - 3	4,521	420.01	Available
Unit - 4	4,521	420.01	Available
Unit - 5	4,639	430.98	Available
Unit - 6	12,328	1,145.31	Available
Unit - 7	12,328	1,145.31	Available
Total	50,263	4,669.58	

Specification

Site area is 8,545 m² or 91.978 ft² or 2.11 acres.

Three Phase Electricity

All Units will have First Floor Offices

Electric Roller Shutter Doors

All units will have allocated Yards and Parking Areas

Potential for Trade Counter use.

Terms

We are seeking pre-lets, lease terms available on request and subject to negotiations.

Business Rates

To be assessed. You are advised to make your own enquiries to the local authority in this regard.

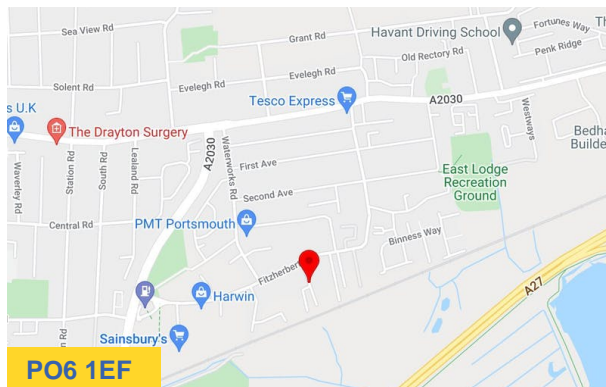
Other Costs

A service charge will be payable to cover costs such as maintenance of the Estate and common parts.

Additionally buildings insurance is also payable.

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

Unless stated, all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

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