



Unit 9 Partnership Park, Rodney Road, Southsea, PO4 8DF

Modern Open Plan Warehouse with a Mezzanine Floor

Summary

Tenure	To Let
Available Size	2,071 sq ft / 192.40 sq m
Rent	£30,000 per annum
Rates Payable	£8,960 per annum
Rateable Value	£17,500
EPC Rating	D (85)

Key Points

- Mezzanine Office
- 4 Car parking spaces
- Would suit Trade Counter Use
- Secure Yard



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Unit 9 Partnership Park, Rodney Road, Southsea, PO4 8DF

Description

Unit 9 was constructed in Phase 1 of the Partnership Park Development and completed in 2006.

The property consists of a modern open plan warehouse with a mezzanine floor towards the rear and a toilet block below.

The premises also benefits from a hard surfaced, secure yard area.

Location

Partnership Park is located in central Portsmouth, just off Rodney Road, Fratton between St Mary's Hospital and Fratton Park Football Stadium. This is a densely populated area and has, in recent years, become well established as a retail/trade park location with nearby occupiers including B&Q, Formula One Auto Centre, Bath Store and Howdens. Access to Portsmouth City Centre (approximately 1.5 miles) is available via Goldsmith Avenue with the M27 accessed via the Eastern Road (A2030) and the A27. Fratton Railway Station is also nearby.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Warehouse	1,661	154.31	Available
1st - Mezzanine	410	38.09	Available
Total	2,071	192.40	

Specification

- Allocated parking spaces
- Central Portsmouth location
- Disabled WC & wash hand basin
- Mezzanine floor
- 3 Phase power
- Electric up and over loading door
- Loading 3.50m wide by 4.77m high
- Sodium lighting
- Secure Yard

Terms

£30,000 per annum. Available on a new Full Repairing and Insuring lease for a term to be agreed incorporating periodic rent reviews.

Business Rates

Rateable Value - £17,500

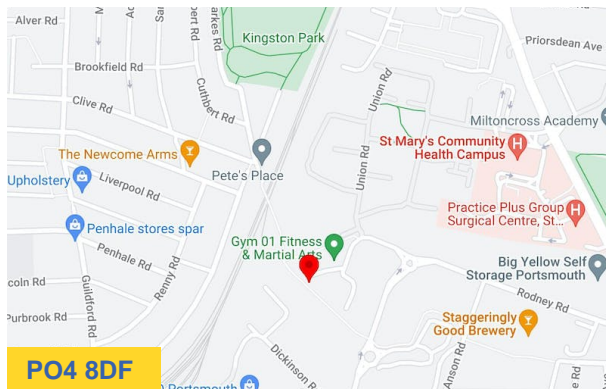
You are advised to make your own enquiries of the local authority before making a commitment to lease.

Other Costs

A service charge may be payable to cover costs such as maintenance and repair of common parts landscaping and management fees. Additionally building 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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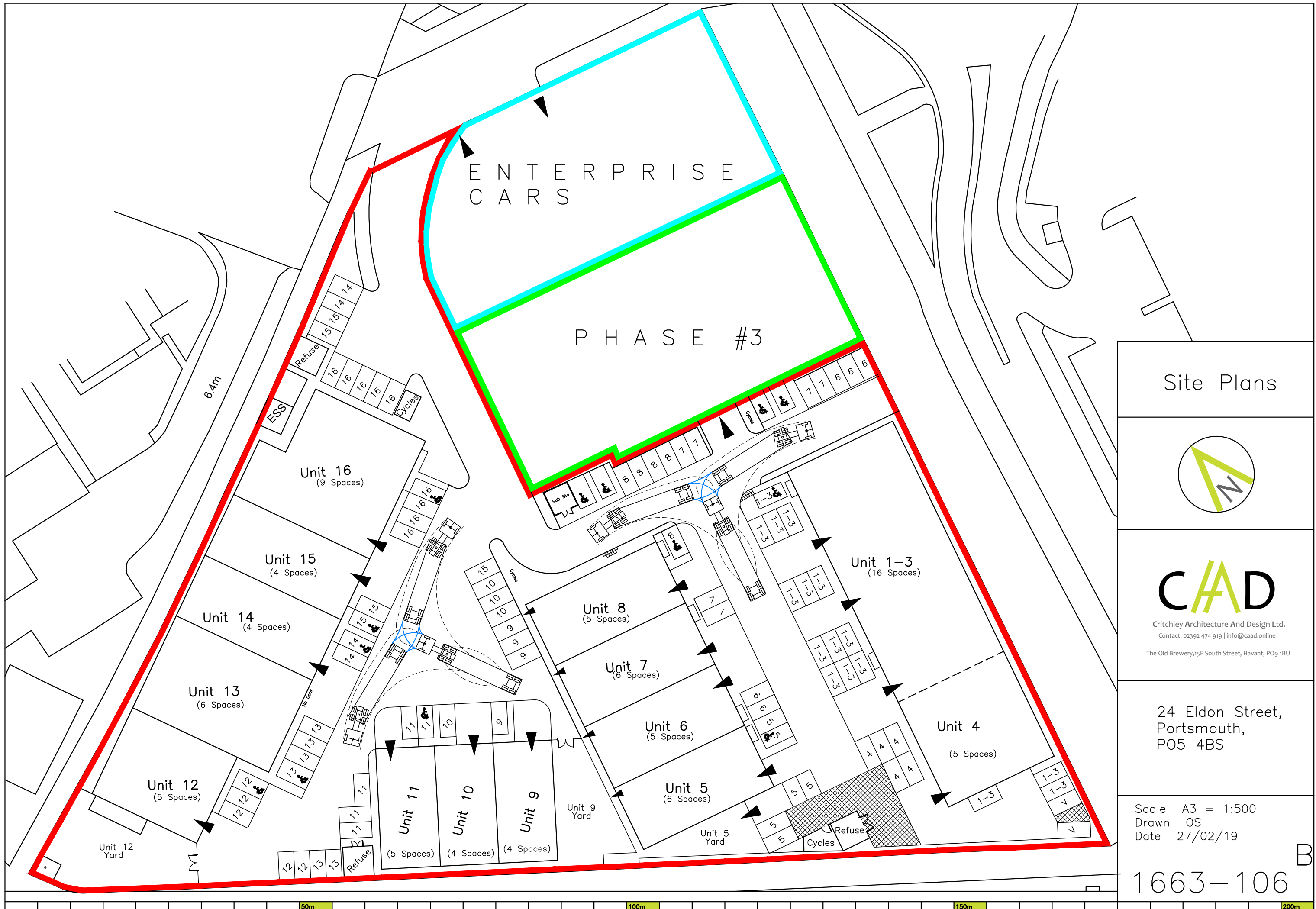
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Site Plans



CAD

Critchley Architecture And Design Ltd.
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Scale A3 = 1:500
Drawn OS
Date 27/02/19

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