



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Unit 7 Mountbatten Business Park, Jackson
Close, Portsmouth PO6 1UR
Warehouse/Trade Counter Unit**



KEY FEATURES

3,693 sq. ft. (343 sq. m.)

6.5m eaves height

Trade counter location

Easy access to A27/A3(M)

3 phase power

Pedestrian and trade entrance

Allocated car parking

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Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

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Warehouse/Trade Counter Unit

Description

The property is a mid terrace, trade/industrial unit of steel portal frame construction, with block work and part profile clad to the front, side and rear elevations. There is a pedestrian/trade entrance to the front of the unit, along with an up and over loading door.

The property benefits from ground floor trade counter and first floor offices. Externally, there is a loading area and allocated parking.

Local occupiers include Halfords, Plumbase, Euro Car Parts, and Motor Parts Direct.

Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. ft.	sq. m.
Ground floor	3,160	293.6
First floor offices	533	49.5
Total	3,693	343.1

Terms

Available on a new full repairing and insuring lease on terms to be agreed.

Rent

£48,850 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

To be re-assessed

Energy Performance Certificate

To follow.

Legal Costs

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

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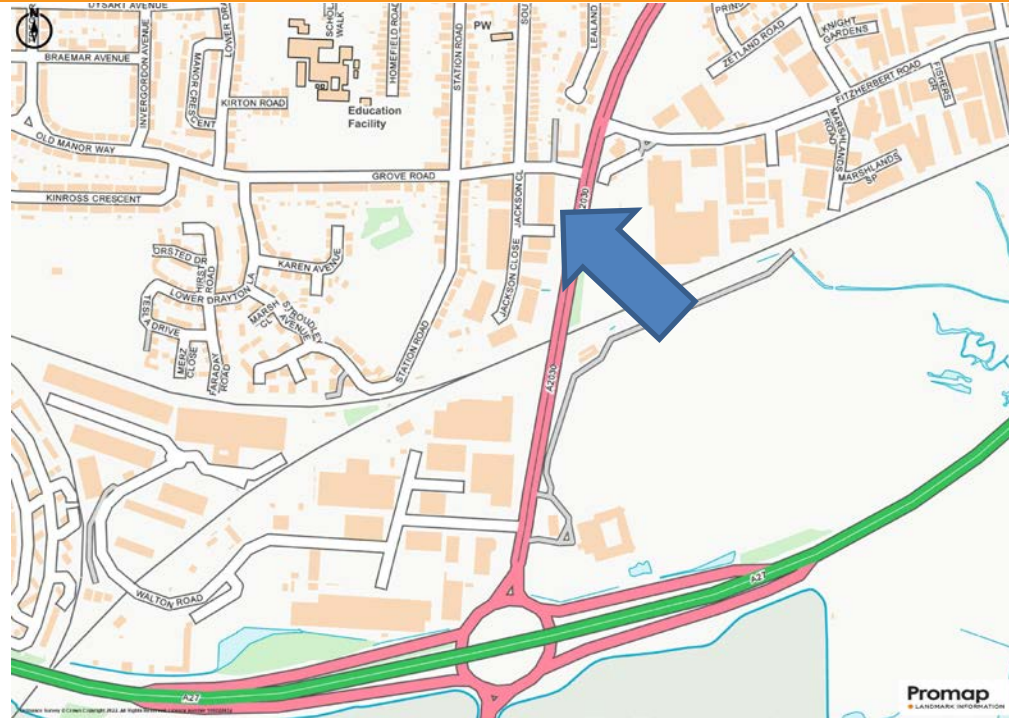
Location

The property is located on a prominent roadside position on the corner of Jackson Close and Grove Road, a short distance from the west side of the A2030 Eastern Road, which provides access to Portsmouth City Centre and Southsea.

There is a Sainsbury's food store and the established retail and industrial area of Fitzherbert Road to the east of the A2030 Eastern Road.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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