



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# FOR SALE

**3 Shawcross Industrial Estate,  
Ackworth Road, Hilsea, Portsmouth PO3 5JP  
Detached Industrial/Warehouse Unit**



## KEY FEATURES

Of interest to Investors or Owner Occupiers

Established Industrial Location

5,551 sq ft (515.66sq m)

Income Producing

Rear Yard Area

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**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

# For Sale

## Detached Industrial/Warehouse Unit

### Description

The premises comprise a detached industrial unit located on the well-established Hilsea Industrial Estate.

It is one of the city's principal industrial estates, formerly an army depot, situated off Norway Road.

The property has main walls in brickwork, with a pitched roof. It has been divided into two units and is currently occupied by two businesses – Bridgecoat and Majorleaf.

Majorleaf's unit is a small workshop unit currently used for the repair of motorcycles.

Bridgecoat occupy a larger section of the property arranged as ground floor workshop, offices and welfare facilities. A first floor has been created to provide additional storage facilities.

To the rear of the property there is a yard area, currently used by Bridgecoat.

### Accommodation

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

	sq. ft.	sq. m.
Bridgecoat		
Ground Floor	3,432	318.80
First Floor	133	12.36
Majorleaf	1,986	184.50
<b>Total</b>	<b>5,551</b>	<b>515.66</b>

### Tenure

Held on a 999 year lease from 20<sup>th</sup> March 1987. The rent is a peppercorn.

There is a service charge of £350 per annum for upkeep of the estate.

### Terms

Bridgecoat Ltd (£3,500 pcm) and Majorleaf (£1,300 pcm) currently occupy on rolling month by month agreements.

Bridgecoat would be prepared to sign up to a 5/10 year lease if desirable to the purchaser.

### Price

Offers in the region of £550,000 for the long leasehold interest.

### VAT

The property is elected for VAT and will be applicable to the purchase.

### Rateable Value

Warehouse and premises - £27,750

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

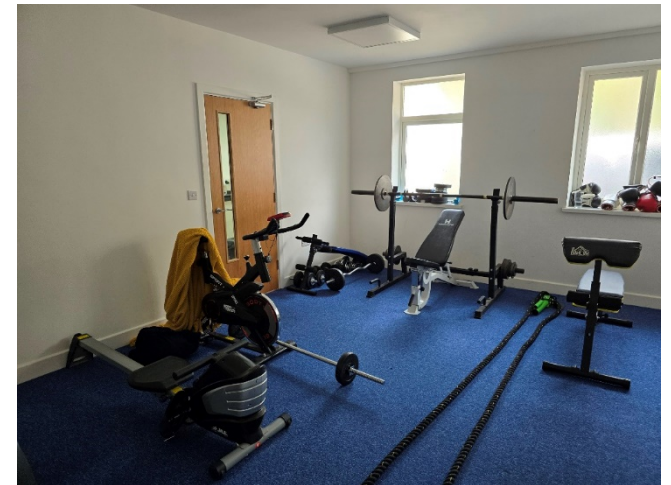
Rating – C63

### Legal Costs

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

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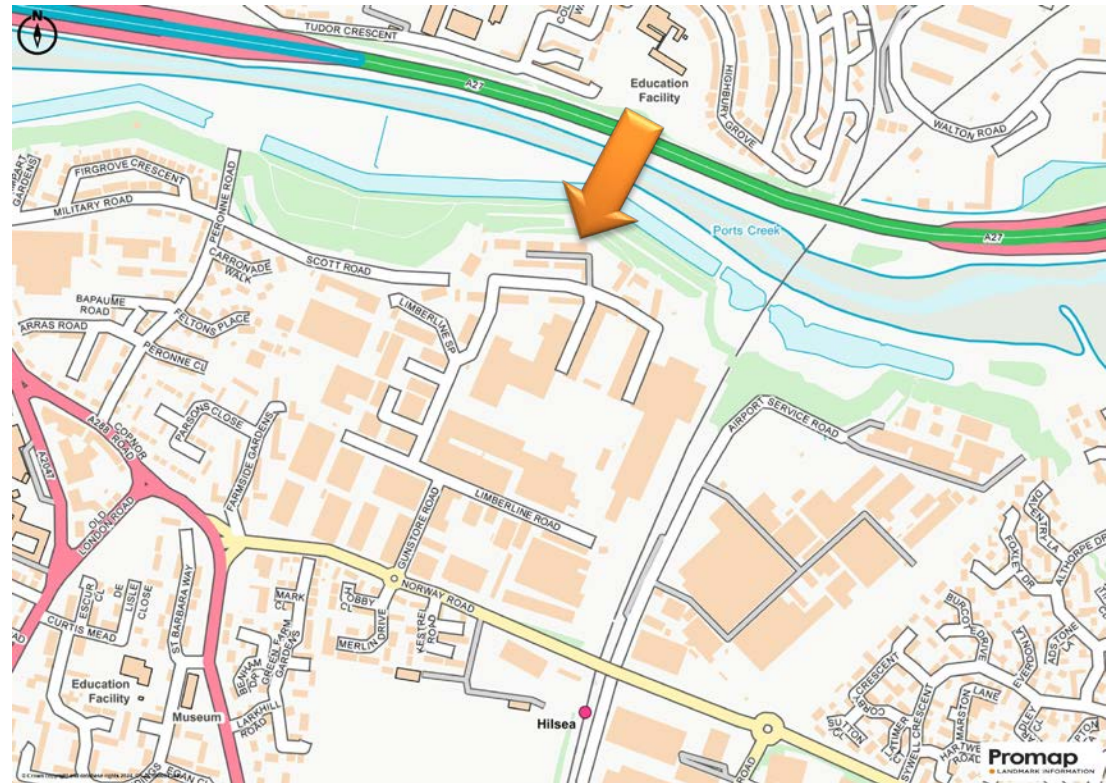
### Location

Shawcross Industrial Estate is located approximately 1 mile from the A27 which links into the M27/A3(M) road network. Portsmouth City Centre and the Continental Ferry Port are both approximately 3 miles from this property.

Southampton City Centre Docks and airport are approximately 20 miles to the west via the A27 and M27. London can be reached via the A27/A3(M) or the A27/M27/M3.

### Viewing

Strictly by appointment through sole agent Hellier Langston.



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