



Next to
SCREWFIX

C1 Mountbatten Business Park, Jackson Close, Portsmouth P06 1US

TO LET

PROMINENTLY LOCATED TRADE
COUNTER/WAREHOUSE UNIT *TO BE
REFURBISHED*

**6,514 Sq Ft
(605 Sq M)**

DESCRIPTION

The property, which is to be refurbished, is an end terrace, trade counter/industrial unit of steel portal frame construction and part profile clad to the front, side and rear elevations. There is a pedestrian and trade entrance to the front of the unit along with a roller shutter door to the front and side elevations. The unit benefits from first floor offices, WCs and kitchenette.

- ✓ 2 roller shutter doors;
- ✓ Min. 6.52m and max. 8.41m eaves height
- ✓ Pedestrian and Trade entrances; extensive parking
- ✓ 24 allocated parking spaces
- ✓ First floor offices
- ✓ Nearby are Screwfix, Halfords and Plumbase



LOCATION

The property is located in a prominent position on the Mountbatten Business Park near to established trade occupiers, a short distance from the A2030 Eastern Road, which provides access to Portsmouth City Centre and the A27/M27,

There is a Sainsbury's food store and the busy retail and industrial areas of Fitzherbert Road which are to the east of the A2030 Eastern Road.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	5,206	484
First Floor Offices	1,308	122
Total	6,514	605

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

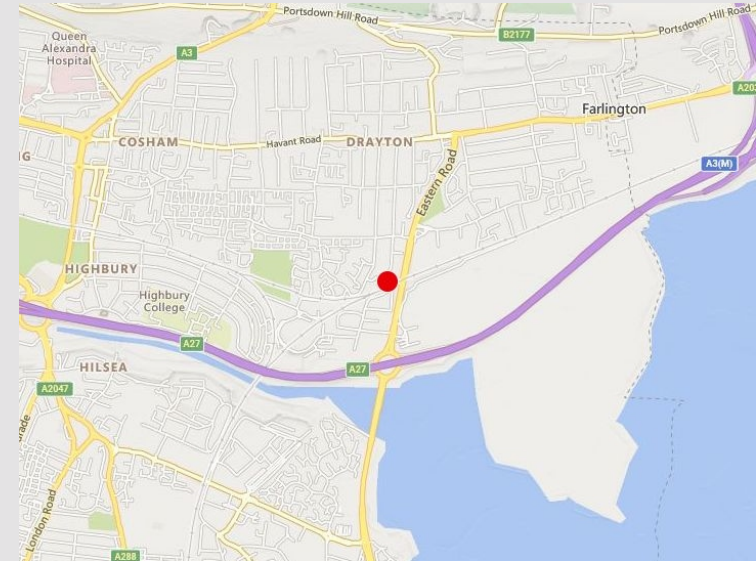
For business rating information please visit the Valuation Office Agency website www.vo.a.gov.uk.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed, including periodic rent reviews.

EPC

The Energy Performance Rating is C57.



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