



Unit 10 The Nelson Centre, Portfield Road, Portsmouth P03 5SF

**TO LET**

MODERN INDUSTRIAL/WAREHOUSE  
UNIT \*TO BE REFURBISHED\*

**6,797 Sq Ft  
(631 Sq M)**

## DESCRIPTION

Unit 10 is an end of terrace industrial unit of steel portal frame construction with first floor offices. Parking is available in the communal car park.

The premises are currently being refurbished.

- ✓ **\*To be refurbished\***
- ✓ **6.93m min. eaves height / haunch 6.17m**
- ✓ **Electric loading door**
- ✓ **First floor offices**
- ✓ **Electric wall mounted heating**
- ✓ **Double glazing**



## LOCATION

The Nelson Centre 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.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	5,992	557
First Floor Offices	805	75
<b>Total</b>	<b>6,797</b>	<b>631</b>

## 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

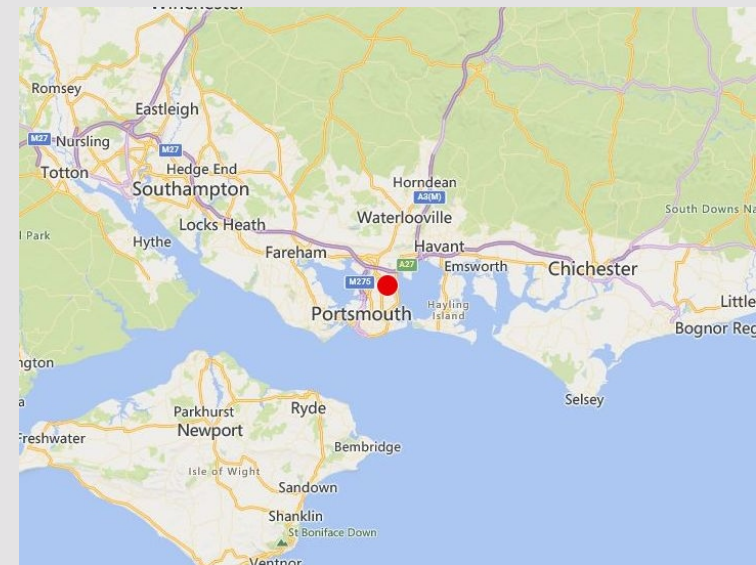
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

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

## EPC

The Energy Performance Asset Rating is D79.



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Regulated by RICS 18-Apr-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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