



Unit C2 Portfield Industrial Estate, Nevil Shute Road, Portsmouth P03 5RX

TO LET

***Refurbished* TRADE COUNTER /
WAREHOUSE**

**3,578 Sq Ft
(332 Sq M)**

DESCRIPTION

This mid-terrace unit is of steel portal frame construction with pitched roof incorporating roof lights throughout the warehouse.

The warehouse area has clear internal minimum eaves height of 5.3m. There are WCs and offices with mezzanine storage above. The unit has ample parking spaces and loading area.

- ✓ ***Refurbished***
- ✓ **Prominent Trade Counter location**
- ✓ **Next door to Wolseley Plumb & Parts**
- ✓ **10 allocated car parking spaces**
- ✓ **Forecourt and loading**
- ✓ **5.3m eaves height**



LOCATION

Portsmouth is a major South Coast conurbation having excellent road communications to the M27 motorway providing direct access to Southampton and the M3 as well as the A27/A3(M) providing rapid access along the South Coast to the east and via the A3(M) to London, Guildford and the M25.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Trade Counter/Warehouse	3,578	332
Total	3,578	332

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

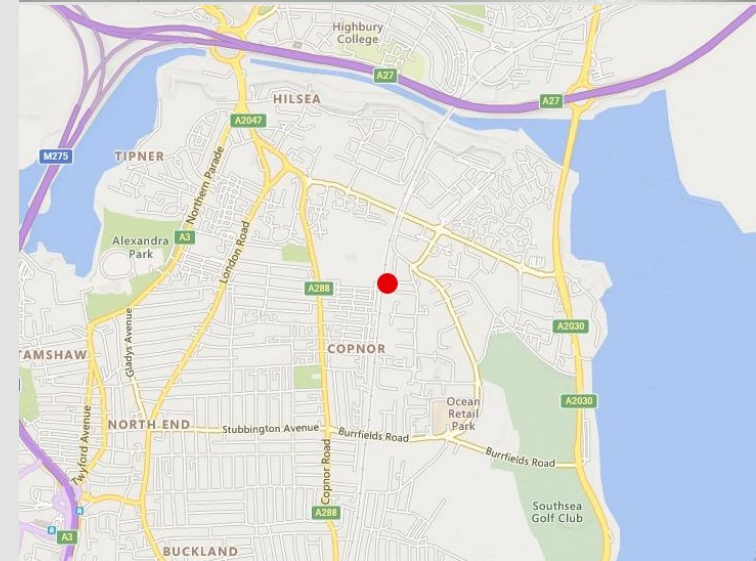
Rateable Value - £31,750

TERMS

The premises are currently tenanted and available by way of a new FRI lease for a term to be agreed. Rent is on application.

EPC

The Energy Performance Asset Rating is as follows:
Unit C2 - E(119)



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Regulated by RICS 08-Apr-2024

VIEWING & FURTHER INFORMATION

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