



Unit 9 Partnership Park, Rodney Road, Southsea P04 8DF

TO LET

Modern Open Plan Warehouse with a
Mezzanine Floor

**2,071 Sq Ft
(192 Sq M)**

DESCRIPTION

Unit 9 was constructed in Phase 2 of the Partnership Park Development and completed in 2006. The property consists of a modern open plan warehouse with a mezzanine floor towards the rear and a toilet block below. The premises also benefits from a hard surfaced, secure yard area.

- ✔ 4 Car Parking Spaces
- ✔ Central Portsmouth Location
- ✔ Secure Yard
- ✔ 3 Phase Power
- ✔ Electric Up & Over Loading Door
- ✔ Loading 3.50m (w) x 4.77m (h)

LOCATION

Partnership Park is located in central Portsmouth, just off Rodney Road, Fratton between St Mary's Hospital and Fratton Park Football Stadium. This is a densely populated area and has, in recent years, become well established as a retail/trade park location with nearby occupiers including B&Q, Formula One Auto Centre, Bath Store and Howdens.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	1,661	154
1st Floor Mezzanine	410	38
Total	2,071	192

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

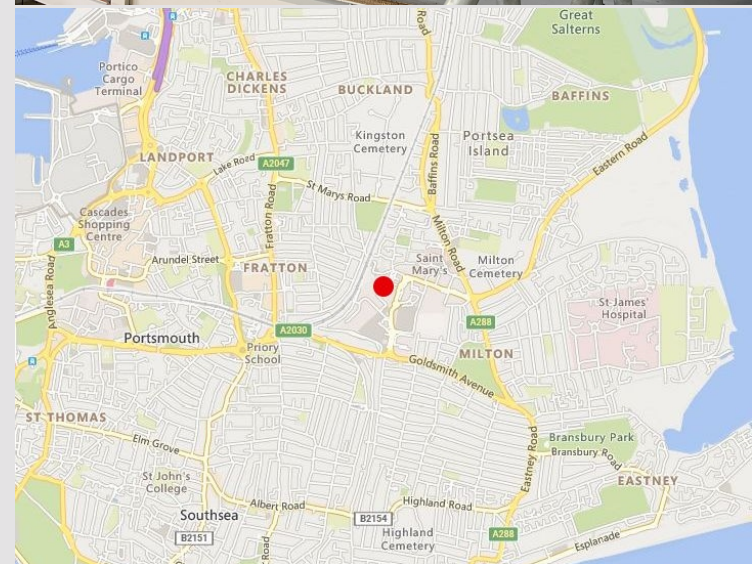
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

£30,000 per annum. Available on a new Full Repairing and Insuring lease for a term to be agreed incorporating periodic rent reviews.

EPC

The Energy Performance Asset Rating is D (85).



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Regulated by RICS 11-Dec-2023

VIEWING & FURTHER INFORMATION

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