



Unit 2 Access Point, North Harbour, Portsmouth P06 3TE

**TO LET
FOR SALE**

Modern Industrial/Warehouse Unit with
Secure Yard - To Be Refurbished

**40,066 Sq Ft
(3,722 Sq M)**

Unit 2 Access Point, North Harbour, Portsmouth PO6 3TE

DESCRIPTION

Unit 2 Access Point is detached and was constructed in 2001 with a steel portal frame and profile insulated roof and elevations with 3 level loading doors. The unit has CCTV and security lighting and the site has been landscaped to a high standard.

- ✓ 7.3m minimum eaves height
- ✓ Dedicated reception area
- ✓ 3 electrically operated roller shutter doors
- ✓ Ground and first floor offices
- ✓ Secure service yard with 79 car parking spaces
- ✓ CCTV and security lighting

LOCATION

Unit 2 is prominently situated on Northharbour Road, fronting Western Road (A27) and opposite the 101 acre Lakeside North Harbour campus. The unit is situated a short distance from the A27 (Western Road), providing fast access to J12 of the M27 and M275 motorways. Cosham town centre amenities and mainline railway station are located approximately 1 mile (1.5 km) to the east.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	35,334	3,283
GF Offices	794	74
FF Offices	3,938	366
Total	40,066	3,722

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.

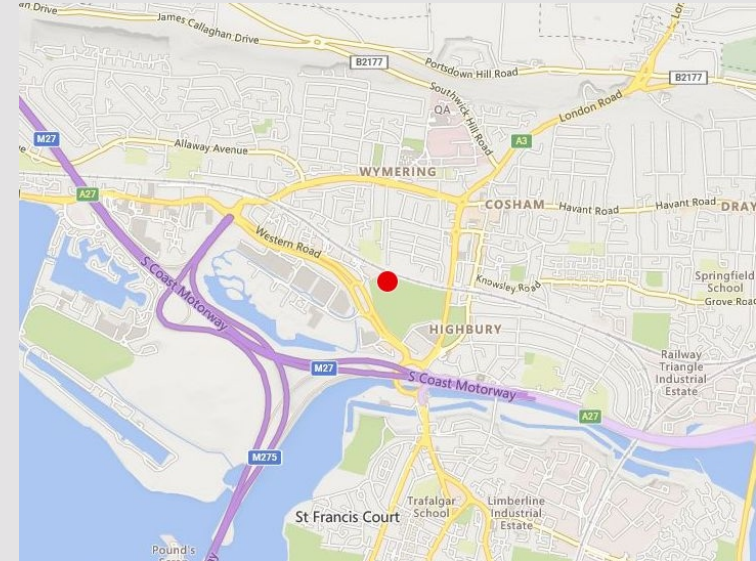
BUSINESS RATES

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

TERMS

Available on a new Full Repairing and Insuring lease on terms to be agreed. Available for sale on a freehold basis.

EPC To be reassessed.



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Regulated by RICS 21-Mar-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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