



A5 Oak Park Industrial Estate, Northarbour Road, Portsmouth P06 3TJ

FOR SALE

Mid-Terrace Industrial/Warehouse Unit

4,425 Sq Ft
(411 Sq M)

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit of steel frame construction with profile metal clad elevations beneath a pitch roof incorporating translucent roof lights. The unit also benefits from an entrance lobby, office area and first floor mezzanine suitable for storage or office use.

- ✓ Min. eaves height of 4.2m
- ✓ Loading door with approximate height of 3.7m
- ✓ 3 phase power
- ✓ Sodium lighting
- ✓ Secure yard
- ✓ Male and female/disabled WC facilities

LOCATION

The property is prominently located on Northarbour Road in the well established business district of North Harbour, Portsmouth. The property is close to the M27, Junction 12 with excellent access to Portsmouth via the M275 and local motorway network.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor warehouse/office	3,667	341
First floor mezzanine	758	70
Total	4,425	411

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

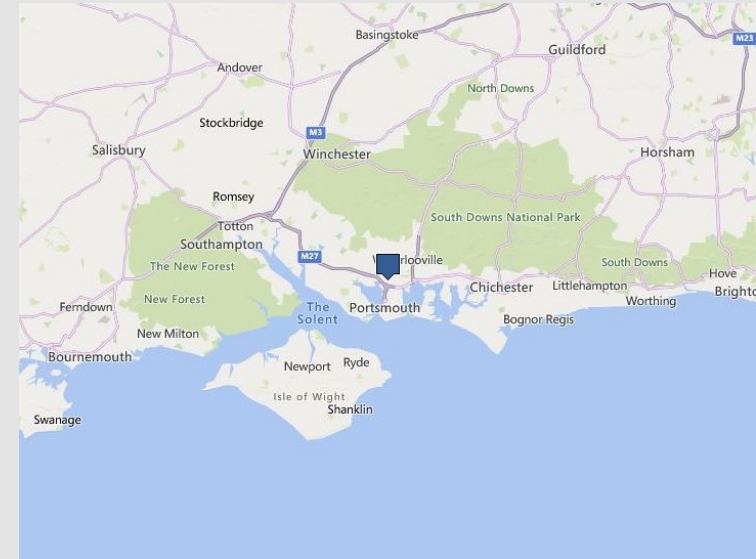
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The premises are available by way of a freehold sale with price on application.

EPC

The Energy Performance Asset Rating is C-65.



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Regulated by RICS 06-Jun-2024

VIEWING & FURTHER INFORMATION

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