

Open Storage - Mountbatten Business Park, 3 Grove Road, Portsmouth P06 1LX

TO LET

SECURE OPEN STORAGE WITH GATED ACCESS

**0.48 Acres
(0.19 Hectares)**

DESCRIPTION

A secure self-contained open storage site on a prominent roadside position. The site will benefit from a 2.4m high palisade fencing and a 5m double leaf gate entrance, the site also benefits from gas, water and electricity connections if required.

- ✓ **Prominent roadside location**
- ✓ **Easy access to A27/(A3(M))**
- ✓ **Local amenities**
- ✓ **Gas, water and electricity connections available**
- ✓ **2.4m palisade fence**
- ✓ **5m double leaf entrance gate**

LOCATION

The site is located on a prominent roadside position on the corner of Jackson Close and Grove Road, a short distance from the West side of the A2030 Eastern Road, which provides access to Portsmouth City and the A27/M27.

There is a Sainsbury's food store and the busy retail and industrial areas of Fitzherbert Road which are to the East of the A2030 Eastern Road.

ACCOMMODATION

Gross Internal Areas	Acres	Ha
Open Storage Land	0.48	0.19
Total	0.48	0.19

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

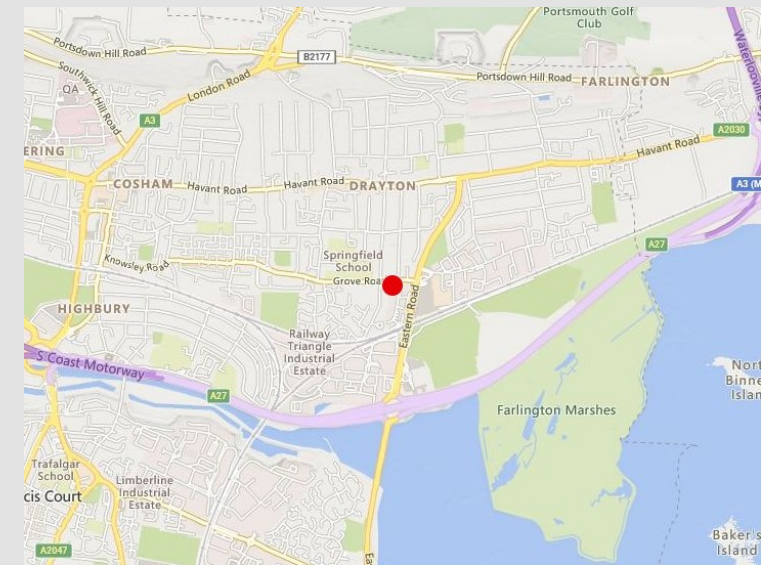
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

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

TERMS

A new lease is available on terms to be agreed. Rent on application.



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Regulated by RICS 05-Mar-2024

VIEWING & FURTHER INFORMATION

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