

Industrial/Warehouse Unit

For Lease

CBRE

Units 1 - 2 Admiral Park

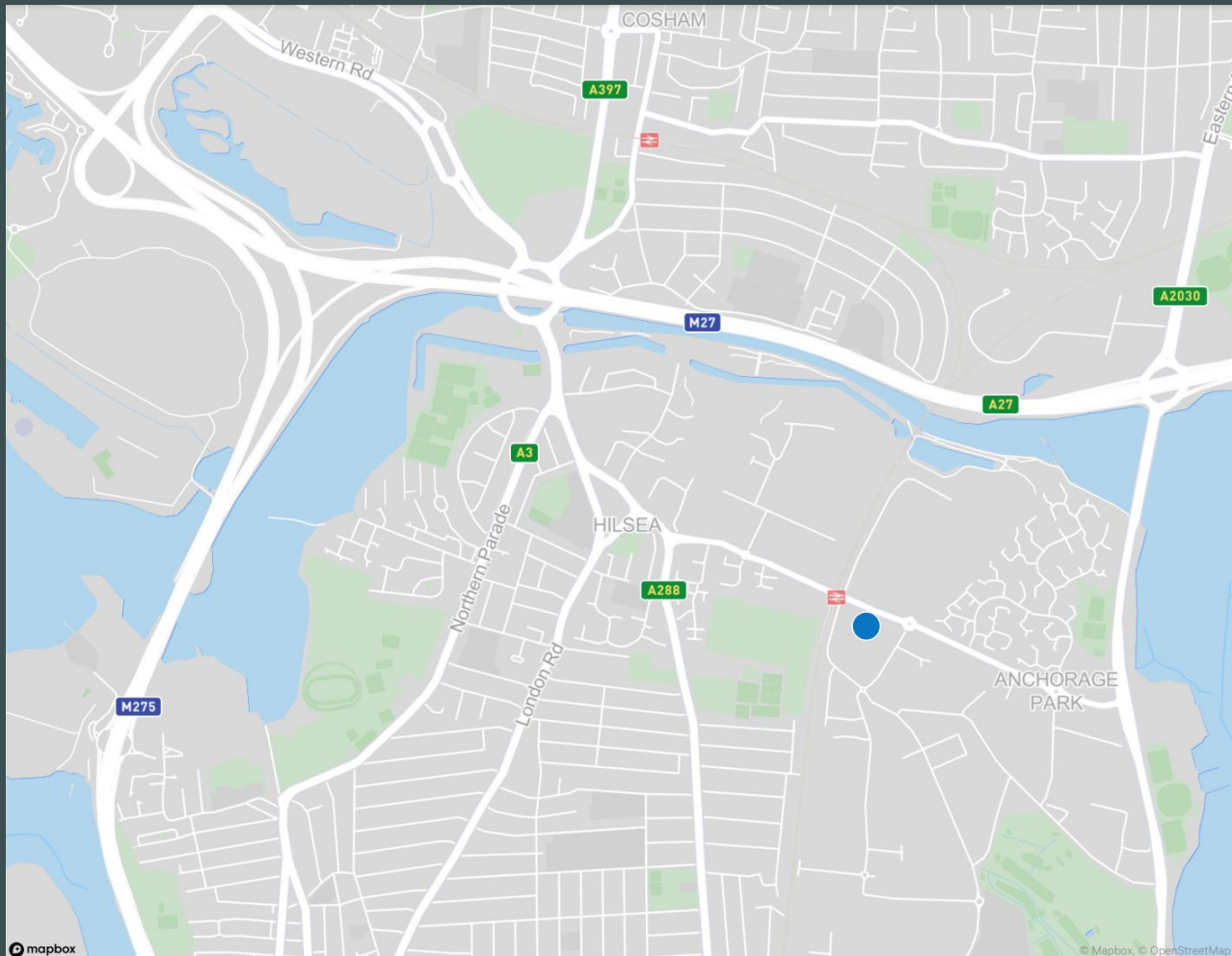
Airport Service Road, Portsmouth, PO3 5RQ



- End of terrace unit
- Secure yard
- 2 x loading doors (4m x 4.9m)
- Two storey office and welfare accommodation
- 40 x car parking spaces

22,061 sq. ft.

(2,049.59 sq. m.)



Location

The property is located on Admiral Park and accessed via Airport Service Road. The unit benefits from excellent transport links being adjacent to Hilsea Train Station and has quick access to the M27 Motorway 1.6 miles away via the Eastern Road. Portsmouth International Port is also only 3 miles away.

Description

The property comprises an end of terrace industrial/ warehouse unit with a secure yard to the front of the building. The unit is of a steel portal frame construction with brick and cladding elevations providing an eaves height of 6m. There is two storey office and welfare accommodation along the front of the building which provides a mixture of open plan offices and meeting rooms. The warehouse is served by 2 loading doors measuring 4m(w) x 4.9m(h).

Accommodation

The accommodation comprises the following GIA floor areas:

Description	Sq. Ft	Sq. m.
Warehouse	18,658	1,733.43
GF Offices (inc WC's)	1,701	158.08
FF Offices (inc WC's)	1,701	158.08
Total	22,061	2,049.59

Terms

The property is available by way of an assignment/ sub-lease of a lease expiring 31st January 2025. A new lease direct from the Landlord may be available subject to separate negotiation.

Rent on application.

EPC

C - 64

Business Rates

We understand the rateable value of the property is £173,000. Potential occupiers are advised to confirm this with their own enquiries.

Contact Us



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