

FOR SALE / MAY LET INDUSTRIAL UNIT

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# 53 – 55 BURRFIELDS ROAD

Portsmouth, Hampshire, PO3 5DP



## Key Highlights

- Freehold Warehouse / Showroom Unit
- Retail consent on the first floor
- 4,752 – 9,696 sq ft available (441.4 – 900.7 m<sup>2</sup>)
- 20 parking spaces

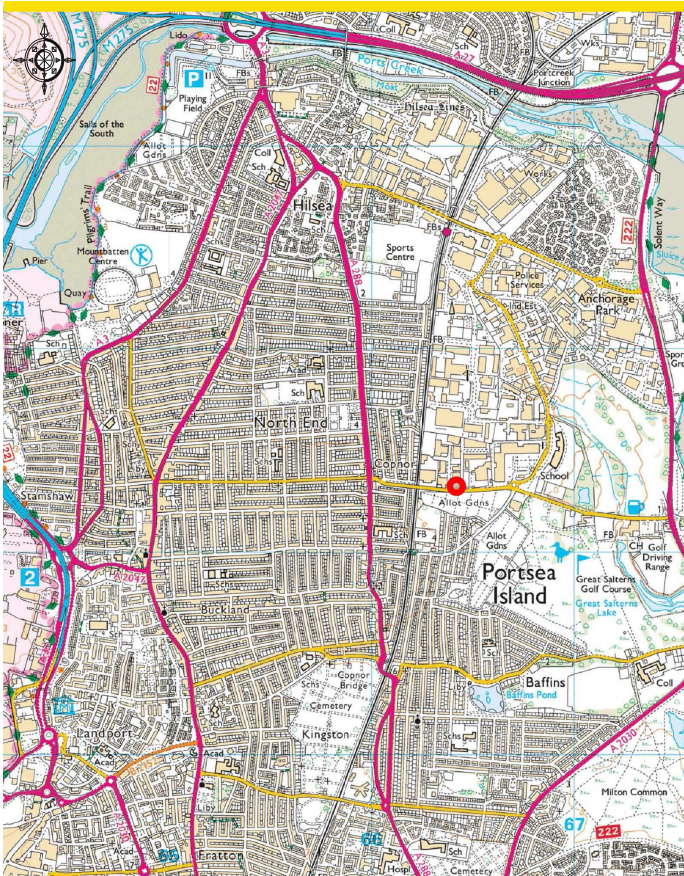
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## Location

The property is situated on the north side of Burrfields Road, connecting Portsmouth City Centre to Ocean Retail Park, the main industrial & retail park in the City. The park includes occupiers such as Toys R Us, Homebase, Currys, PC World, McDonalds & Costa.

The property is approximately 4 miles north-east of Gunwharf Quays Shopping Centre & 3 miles north-east of Portsmouth & Southsea railway station. Portsmouth & Southsea has direct services to London Waterloo. The M275 dual carriageway is about 1.5 miles to the west and links in to the M27, the main east-west route along the south coast, which is approximately 2 miles to the north.

## Description

The property comprises a double storey warehouse / showroom unit fronted by 20 car parking spaces. The ground floor is a showroom / warehouse, the first floor comprises office space. Both benefit from double glazing. On the ground floor is also a loading bay area.

The property has recently been refurbished. There is a minimum eaves height of 3.6m on the ground floor.

The building has brick elevations under a flat roof.

## Accommodation

We have measured the building to a Gross Internal Area (GIA) as follows:

FLOOR AREA		SQ M	SQ FT
Unit 55	Ground Floor	229.65	2,472
	First Floor	229.65	2,472
Unit 53	Ground Floor	220.7	2,376
	First Floor	220.7	2,376
<b>Total</b>		<b>900.7</b>	<b>9,696</b>

## Site Area

From ProMap, we have calculated the site area to be about 0.22 acres (0.09 hectares).

## Planning

The property has been used as a factory with associated offices. We believe the first floor benefits from retail consent.

There may be potential to redevelop the site, subject to the appropriate consents. Interested parties are advised to make their own enquiries of the Local Planning Authority in this regard.

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## Business Rates

We have inspected the Valuation Office Agency's (VOA) on-line Rating List (2023) and note the following entry for the building.

Description: Warehouse & Premises

Rateable Value: £64,500

NB the rateable value is not the same as rates payable and interested parties are advised to make their own enquiries of the Local Rating Authority in this regard.

## EPC

The EPC ratings are as follows:-

- Unit 53 - E123
- Unit 55 - D89

## Terms

Offers are invited for the freehold interest to the property with full vacant possession.

We are instructed to quote a guide price of offers in the region of £800,000 for the property as a whole. Alternatively, units 53 & 55 are available separately.

The unit is also available by way of a new lease.

## VAT

The above price is quoted exclusive of VAT.

## Legal costs

Each party to bear its own legal costs in respect to this transaction.

## Viewings

All viewings are to be accompanied and arranged via the sole agents, Savills.

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## Contact

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