



**UNIT C1 MOUNTBATTEN BUSINESS PARK,
PORTSMOUTH, PO6 1US**

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

6,416 SQ FT (596.07 SQ M)



Summary

Prominently Located Industrial/Warehouse Unit

Available Size	6,416 sq ft
Rent	Rent on Application
Rateable Value	£59,500 effective w/c 1st April 2023
EPC Rating	C (57)

- Three Phase Power
- 2 Manual loading doors
- Pedestrian and Trade Entrances
- 24 car parking spaces
- 6.55m min eaves Height



Location



**Unit C1 Mountbatten
Business Park, Jackson Close,
Portsmouth, PO6 1US**

The property is located in 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 Centre and Southsea.

There is a Sainsbury's food store and the established retail and industrial area of Fitzherbert Road to the East of the A2030 Eastern Road.





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Further Details

Description

The property is an end terrace, trade/industrial unit of steel portal frame construction with block work and part profile clad to the front, side and rear elevations. There is a pedestrian and a trade entrance to the front of the unit along with a roller shutter door. There is a second roller shutter door on the side elevation.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground	5,206	483.65
1st	1,209	112.32
Total	6,415	595.97

Specification

- * 3 Phase Power
- * 2 loading Doors
- * Pedestrian and Trade Entrances
- * 24 Car Parking spaces
- * 5.96m Eaves Height

Terms

The property is available on a new full repairing and insuring lease on terms to be agreed, including periodic rent reviews.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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