

# 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

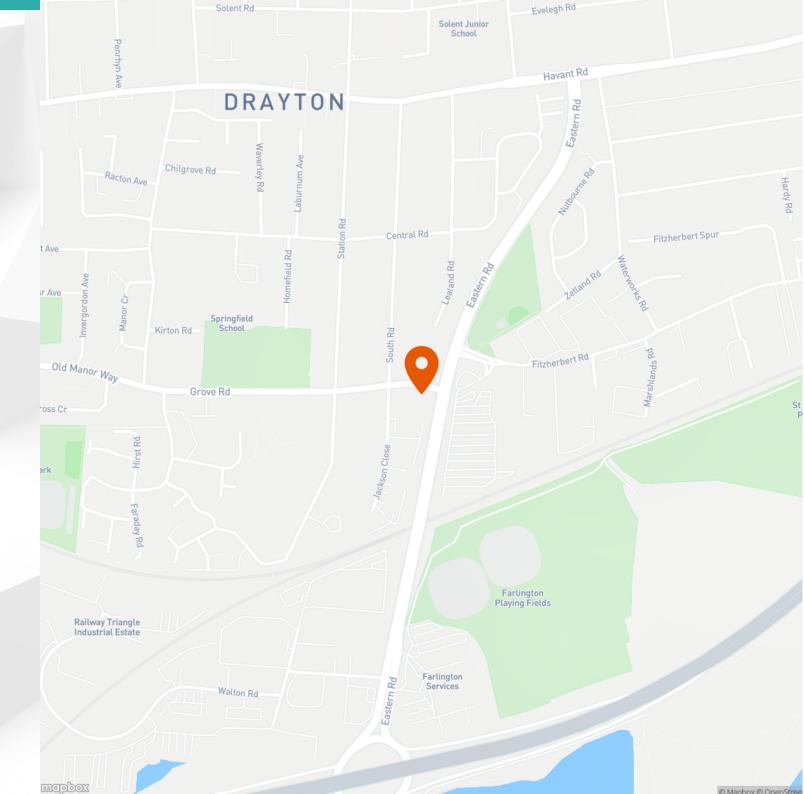


# Location

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.





# **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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