

# UNIT 12 TO LET

## 3,618 ft<sup>2</sup> (336.1m<sup>2</sup>)



TRADE COUNTER  
POTENTIAL



3 PHASE  
ELECTRICITY



MINIMUM EAVES  
HEIGHT 5.7M

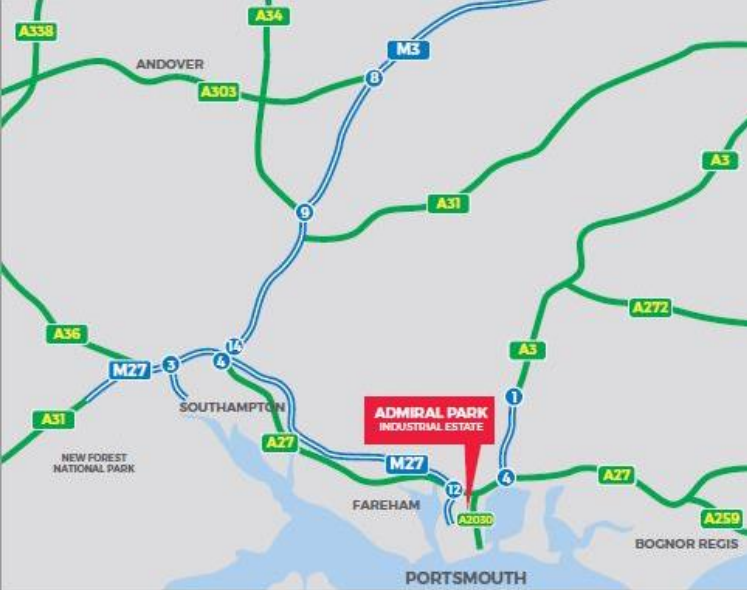


[www.ipif.com/admiralpark](http://www.ipif.com/admiralpark)

WAREHOUSE / TRADE COUNTER UNIT TO LET

**ADMIRAL PARK INDUSTRIAL ESTATE**  
PORTSMOUTH, HANTS, PO3 5RQ





**LOCATION**

The units occupy a very accessible location on the established Airport Industrial Estate to the north of Portsea Island, having good road access to the M27/A27 motorway via either the Anchorage Road/A2030 Eastern Road dual carriageway or the A3 at Hilsea. Admiral Park is prominently situated fronting Norway Road and Williams Road, with unit 12 accessed from Airport Service Road opposite Hilsea train station.

**DESCRIPTION**

The premises lie within a prominent, well-maintained estate. The units were constructed in the late 1980s of steel portal frame construction with profiled clad elevations under a pitched insulated roof.

**SPECIFICATION**

- End of terrace unit
- Ground floor offices / trade counter showroom
- 5.7m (18'9") min eaves height
- Panelled up and over loading door
- 3 phase electricity
- 15 car parking spaces

**ACCOMMODATION**

Available accommodation comprises of the following gross external areas:

UNIT 12	M <sup>2</sup>	FT <sup>2</sup>
<b>Warehouse</b>	336.1	3,618

**LEASE TERMS**

The units are available on new full repairing and insuring lease.



**BUSINESS RATES**

Available upon request.

**SERVICE CHARGE**

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in this transaction.

**VAT**

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

**ENERGY PERFORMANCE RATING**

An EPC is available on request.

**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the Landlord



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