



TO LET
INDUSTRIAL/LOGISTICS
WAREHOUSE

27

PORT TWENTY SEVEN

27,224 SQ FT
2,529.19 SQ M

PORTSMOUTH P06 1TR

**Lambert
Smith
Hampton**



**Vail
Williams**



**LARGE SECURE
GATED YARD**



**GREAT ACCESS
TO M27/A27/A3**



**SELF-
CONTAINED**



**MINIMUM EAVES
HEIGHT: 8.67M**



**TO BE
REFURBISHED**



**3 LOADING
DOORS**



**FIRST FLOOR
OFFICE**

DESCRIPTION

The property comprises a modern industrial / warehouse unit of a steel portal frame under a pitched insulated steel clad roof benefitting from translucent panels. The rear & side elevations are part brickwork and part clad with the front elevation having glazing to the ground and first floors.

Externally the unit benefits from a secure yard with gated access to the rear and additional parking to the front. Internally the unit has a large reception area providing access to the warehouse and first floor offices.



Minimum eaves height: 8.67m
Maximum ridge height: 11.68m



3 x up & over electric loading doors
3m width x 6m height



50m yard depth



WC's and disabled WC facilities



Open plan first floor offices



An additional mezzanine area of 6,348 sq ft is potentially available

ACCOMMODATION

SQ FT

SQ M

Ground warehouse & ancillary

24,316

2,259.03

First floor offices

2,908

270.16

Total

27,224

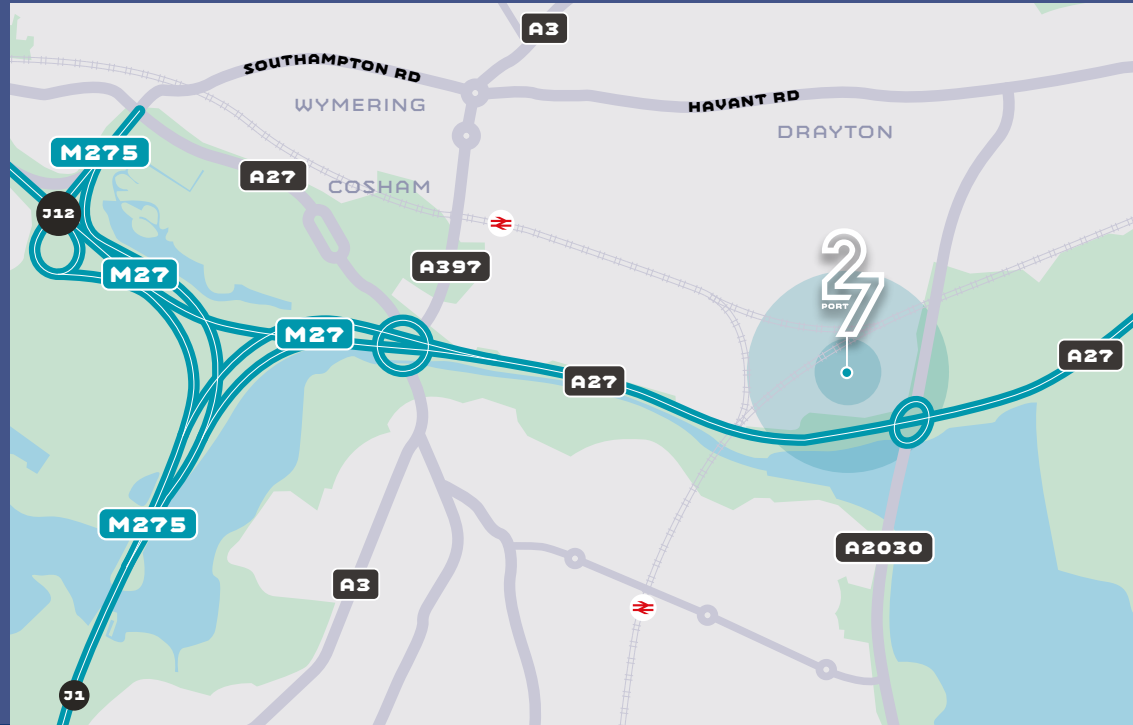
2,529.19



LOCATION

The property is strategically situated on Walton Road, the arterial road passing through the estate, with direct accessibility to the A2030 Eastern Road. The A2030 feeds into the A27 Havant Bypass, a key connecting road to the M27, M3 and the rest of the UK. The property is located within Drayton, Portsmouth, an established industrial and logistics location on the South Coast.

Drayton is situated 3 miles north east of Portsmouth City Centre, 3 miles south west of Havant, and 8 miles east of Fareham. Portsmouth also has an advantageous position of being located nearby excellent road links, several seaports and Southampton and Gatwick International Airports.







VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

CONTACTS

Luke Mort

Lambert Smith Hampton
07591 384 236
lmort@lsh.co.uk

Alex Gauntlett

Vail Williams
07584 657826
agauntlett@vailwilliams.com

Elise Evans

Lambert Smith Hampton
07703 393120
eevans@lsh.co.uk

Russell Mogridge

Vail Williams
07815 737 175
rmogridge@vailwilliams.com



IMPORTANT INFORMATION

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