

To Let

- Secure Location
- Accessible from M27
- Plots from 0.20 Acres
- Numerous Plots Available



Open Storage Land

0 - 3.58 acres (0.08 - 1.13 hectares)

Land at Portsdown Hill, James Callaghan Drive, Portsmouth, PO6 3RU


023 8063 5333

Description

The site is accessed through security gates off James Callaghan Drive with an internal estate road leading to the open storage areas. Plots are level with surfaces of hard standing and concrete. The plots can be provided fenced and with water and generator power if required. Plot sizes start at 0.24 acres and up to 3.58 acres on split plots.

Accommodation (Approximate GEA)

Floor	Area (acres)	Area (hectares)
Area 6A	0.24	
Area 15	1.07	0.43
Area 16	0.84	0.34
Area 17	0.79	0.32
Area 18	0.46	
Total	3.58	1.13

Energy Performance Certificate

Open storage plots - No EPC Required.



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Terms

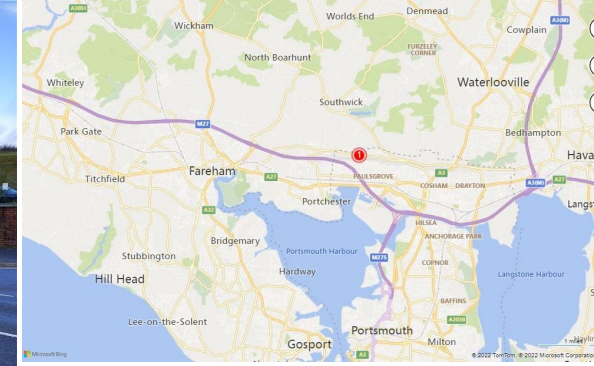
The premises are available on a flexible monthly licence or long term leases at starting rents of £2000 plus VAT per calendar month.

Rates

To be assessed.

VAT

We are advised that VAT will be payable.



Location

The site is located on the northern side of James Callaghan Drive with access to the M27 Junction 12 via the A3 and M275 (3.1 miles approx) or Junction 11 via Portsdown Hill Road. The site is approximately 5.5 miles north of Portsmouth Ferry Port, approximately 9 miles north of Gosport Town Centre and is located between the Queen Alexandra Hospital Park and Ride Car Park and Portsdown Technology Park.

For all enquiries:

Lauren Udall MRICS

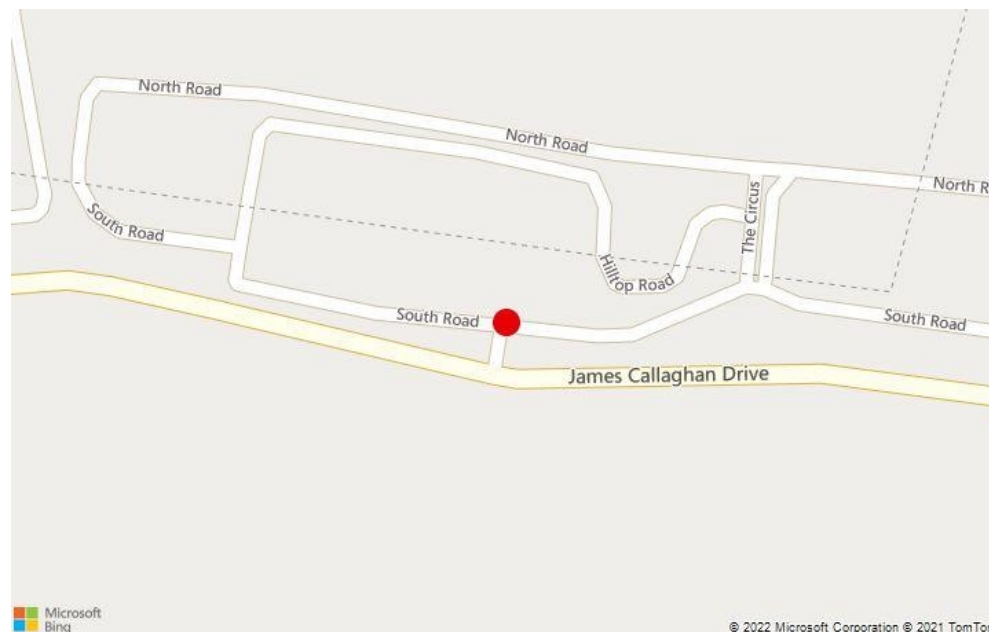
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 27-Sep-2023

