



Unit 11, Hilsea Industrial Estate, Portsmouth, PO3 5JW
Modern Industrial Unit

Summary

Tenure	To Let
Available Size	1,361 sq ft / 126.44 sq m
Rent	£22,000 per annum
Rateable Value	£11,500
EPC Rating	A (10)

Key Points

- Steel Portal Frame Construction
- Eaves: 7m (min) & 9.5m (max)
- 3 Phase Power
- Office Space
- Electric Loading Door
- W.C. & Kitchenette with Disabled Facilities
- Forecourt Loading & Parking
- Solar Photovoltaic Technology

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PORTSMOUTH **023 9237 7800**

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Description

Hilsea industrial Estate is a modern landscaped scheme of 22 business units across 3 terraces built in 2016, which are used for a mixture of industrial, storage and workshop purposes.

Unit 11 is of steel portal frame construction with steel profile clad elevations and roof incorporating translucent panelling.

The property also benefits from allocated parking (3 spaces) & electric up & over loading door of 2.7w x 3.6h.

Location

Limberline Spur, Hilsea Industrial Estate is located in a strategic location within an established freight and distribution zone, on Norway Road. The premises are 1.5 miles from the M27, 0.5 miles from Hilsea Train Station and 3 miles from Portsmouth International Port.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,361	126.44	Available
Total	1,361	126.44	

Specification

- Sectional electric loading door (3.6m high x 2.7m wide)
- Minimum eaves 7m, rising to maximum eaves 9.5m
- 3 allocated parking spaces & Forecourt loading
- Solar Photovoltaic Technology
- Three phase power
- Power floated concrete floor
- Communal CCTV
- Gas supply available (tenant to commission)
- Ducts for phone and broadband
- WC and Kitchenette
- General waste disposal
- Bike store
- BREEAM rating very good
- EPC A Rated.

Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed for £22,000 pax

Rateable Value

Rateable Value: £11,500 - Source VOA (tax.service.gov.uk)

You are advised to make your own enquiries to the Local Authority in this regard before making a commitment to lease.

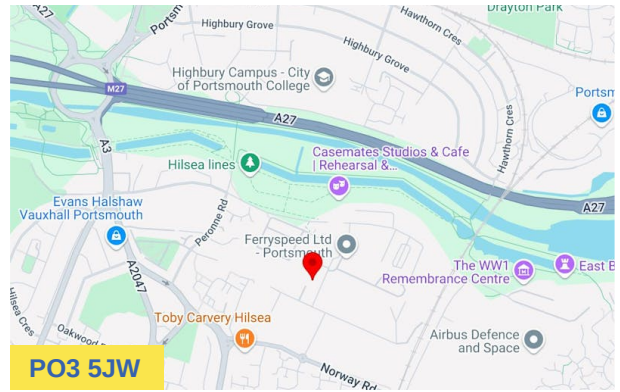
Other Costs

Estate Service Charge (£750 pa, term: March 25) & Buildings Insurance (£170 pa - renewal in June 25) will be payable by the tenant.

Legal Costs - The tenant will pay reasonable costs incurred with the letting.

VAT - Rent is exclusive of VAT.

Landlord administration fees - £2,750 + VAT.



Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

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