



TO LET

5,527 Sq Ft

- 6 MONTHS HALF RENT
- 5.3 MIN EAVES HEIGHT APPROX.
- THREE PHASE POWER
- PARKING AND LOADING SPACES
- LARGE LOADING DOOR
- WC

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNITS 8E AND 8G , SKILL CENTRE, LIMBERLINE SPUR, HILSEA, PORTSMOUTH, HAMPSHIRE, PO3 5LF

Incentive available: 6 months half rent, subject to lease terms.

A substantial industrial / warehouse unit extending to approximately **5,527 sq ft**, offering clear open-plan accommodation with a **minimum eaves height of approximately 5.3m**. The unit is well suited to a range of industrial, storage, trade and distribution uses and benefits from **three-phase power, a large loading door, WC facilities, and parking / loading space**.

The space is bright and practical, with good natural light from rooflights and a solid painted floor, providing straightforward occupational space that can be adapted to suit a range of business requirements. There is also potential to split the unit, subject to terms.

Terms

The unit is available to let by way of a new full repairing and insuring lease for a minimum term of three years. Rent payable monthly in advance. The landlord requires a six month rent deposit.

Each lease will be excluded from the security of the tenure provisions of Part II of the Landlord and Tenant Act 1954.

There is a service charge and building insurance.

Location

The property is situated at The Skill Centre, Limberline Spur, an established industrial location in Portsmouth with convenient access to the M27/A27, wider motorway links, and nearby rail connections. A coffee shop is located on site for additional occupier convenience.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

A substantial industrial / warehouse unit extending to approximately 5,527 sq ft, offering clear open-plan accommodation

VAT

We understand the property is registered for VAT.

Planning Information

The property is listed for light industrial use, with distribution warehouse, warehouse and heavy industrial uses also noted. Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Additional Information

Rent

£5,527 Per Month

Viewing

Strictly by appointment through Petchey Holdings.

Gordon Everard
geverard@petchey.co.uk 7549 669044

