



## Unit 8 Partnership Park, Rodney Road, Southsea, PO4 8DF

Modern Open Plan Warehouse with a Mezzanine Floor

### Summary

|                |                           |
|----------------|---------------------------|
| Tenure         | To Let                    |
| Available Size | 2,971 sq ft / 276.01 sq m |
| Rent           | £39,500 per annum         |
| Rates Payable  | £14,568.75 per annum      |
| Rateable Value | £26,250                   |
| EPC Rating     | D (81)                    |

### Key Points

- Mezzanine Floor with Fitted Office
- Would suit Trade Counter Use
- Flexible Lease Terms Considered
- 5 Car Parking Spaces + Loading
- Minimum Eaves Height 5.5m
- No Motor Trade

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# Unit 8 Partnership Park, Rodney Road, Southsea, PO4 8DF

## Description

Unit 8 was constructed in Phase 1 of the Partnership Park Development and completed in 2006.

The property consists of a modern open plan warehouse with a mezzanine floor towards the front fitted out as offices and a toilet block below.

## Location

Partnership Park is located in central Portsmouth, just off Rodney Road, Fratton between St Mary's Hospital and Fratton Park Football Stadium. This is a densely populated area and has, in recent years, become well established as a retail/trade park location with nearby occupiers including B&Q, Formula One Auto Centre, Bath Store and Howdens. Access to Portsmouth City Centre (approximately 1.5 miles) is available via Goldsmith Avenue with the M27 accessed via the Eastern Road (A2030) and the A27. Fratton Railway Station is also nearby.

## Accommodation

The accommodation comprises of the following

| Name               | sq ft        | sq m          | Availability |
|--------------------|--------------|---------------|--------------|
| Ground - Warehouse | 2,379        | 221.02        | Available    |
| 1st - Mezzanine    | 592          | 55            | Available    |
| <b>Total</b>       | <b>2,971</b> | <b>276.02</b> |              |

## Specification

- Allocated parking spaces
- Central Portsmouth location
- Toilet & wash hand basin
- Mezzanine floor
- Fully Fitted Offices
- 3 Phase power
- Full Height Loading Door
- Eaves Height 5.5m

## Terms

£39,500 per annum. Available on a new Full Repairing and Insuring lease for a term to be agreed incorporating periodic rent reviews.

## Business Rates

Rateable Value - £26,250

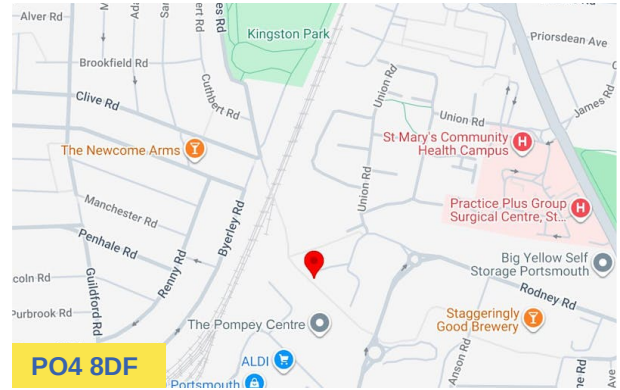
You are advised to make your own enquiries of the local authority before making a commitment to lease.

## Other Costs

A service charge may be payable to cover costs such as maintenance and repair of common parts landscaping and management fees. Additionally building insurance is also payable.

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

Unless stated, all prices and rents are quoted exclusive of VAT.



## Viewing & Further Information

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