



Unit 8 Partnership Park, Rodney Road, Portsmouth P04 8DF

TO LET

Modern Open Plan
Industrial/Warehouse Unit

**2,971 Sq Ft
(276 Sq M)**

Unit 8 Partnership Park, Rodney Road, Portsmouth PO4 8DF

DESCRIPTION

Unit 8 is of blockwork construction on a steel portal frame with profile clad roof. The property consists of a ground floor warehouse, WC, along with a fitted first floor office.

- ✓ Allocated parking
- ✓ Fully fitted offices
- ✓ 3 phase power
- ✓ Full Height Loading Door
- ✓ Eaves height 5.5m

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.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor warehouse	2,379	221
Mezzanine	592	55
Total	2,971	276

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

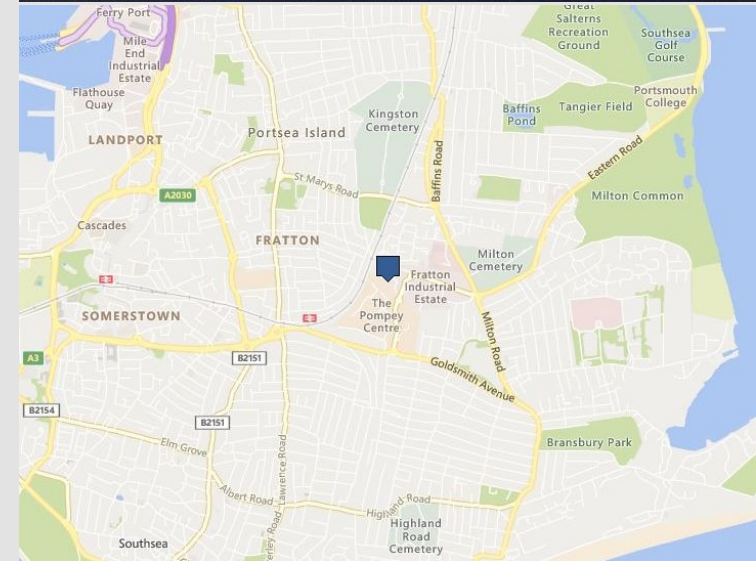
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

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

EPC

The Energy Performance Asset Rating is D (81).



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Regulated by RICS 23-Oct-2025

VIEWING & FURTHER INFORMATION

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