



## 9 Palmers Road Industrial Estate, Emsworth, PO10 7DH

### INDUSTRIAL / WAREHOUSE PREMISES

#### Summary

|                |                                              |
|----------------|----------------------------------------------|
| Tenure         | To Let                                       |
| Available Size | 1,952 to 2,977 sq ft / 181.35 to 276.57 sq m |
| Rent           | £19,500 per annum                            |
| Rates Payable  | £11,516.25 per annum                         |
| Rateable Value | £20,750                                      |
| EPC Rating     | B (40)                                       |

#### Key Points

- First Floor Office Space
- Self Contained
- Front Parking & Loading
- Soughtafter Location
- No Motor Trade Use

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# 9 Palmers Road Industrial Estate, Emsworth, PO10 7DH

## Description

The subject property is a mid terrace industrial unit of part brick and part steel clad elevations under a pitched roof including roof lighting.

Internally the property comprises a warehouse with offices and w.c. facilities to the rear along with first floor mezzanine offices. The property also benefits from a full height roller shutter loading door (3.46m h x 3.32m w) to the front along with parking for six vehicles.

## Location

Palmers Road Industrial Estate is situated just off the A259 within Emsworth and approximately 1.5 miles from the A27.

## Accommodation

The accommodation comprises the following areas:

| Name                            | sq ft        | sq m          | Availability |
|---------------------------------|--------------|---------------|--------------|
| Ground - Warehouse              | 1,952        | 181.35        | Available    |
| 1st - Mezzanine - Front Section | 309          | 28.71         | Available    |
| 1st - Mezzanine - Rear Section  | 716          | 66.52         | Available    |
| <b>Total</b>                    | <b>2,977</b> | <b>276.58</b> |              |

## Specification

- \*Two mezzanine floors
- \*Loading door - 3.46m high
- \*Min eaves height 4.49m
- \*Ridge height 6.42m
- \*3 phase power
- \*2x WC with wash hand basins
- \*UPVC double glazing

## Terms

Available on a new full repairing insuring lease for a term to be agreed at rent of £19,500 per annum

## Business Rates

Rateable Value £23,000 pa from 1st April 2026

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

## Other Costs

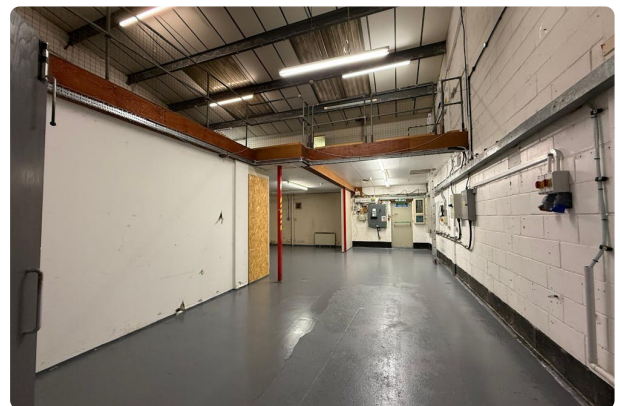
Legal Costs - Each party to bear their own costs incurred in the transaction.

Buildings Insurance and will be payable by the in-going tenant.

Estate Service Charge is £1,264.37pa for the current term.

VAT - Unless otherwise stated all rents and costs are exclusive of VAT

VAT - Applicable



## Viewing & Further Information

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