



TO LET

950 Sq Ft

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Loading door - 3.5 m (w) x 2.1 m (h)
- Three phase electrics
- Internal height 2.5 m
- Parking/loading

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

UNIT 4D, SKILL CENTRE, LIMBERLINE SPUR, HILSEA, PORTSMOUTH, HAMPSHIRE, PO3 5LF

Unit 4D comprises a practical industrial / warehouse unit extending to approximately **950 sq ft (88.26 sq m)**. The property provides clear open-plan space with an internal height of approximately **2.5m** and benefits from a **3.5m x 2.1m loading door**, **three-phase power**, **good lighting**, and a **solid concrete floor**. A separate side door is also provided, with parking and loading space available directly outside the unit.

The unit is suitable for a range of light industrial, storage and workshop uses and offers functional business space in an established industrial setting. Occupiers may be entitled to **100% Small Business Rate Relief**, subject to status.

Location

Portsmouth is located approximately **19 miles south east of Southampton** and **70 miles south west of London**. The city benefits from excellent road communications via the **M27/A27**, which link with the **M3** and **A3(M)** and provide access to London and the wider national motorway network.

The Skill Centre is situated on **Limberline Spur**, accessed from **Norway Road** via **Gunstore Road**, and is approximately **1.5 miles from the M27/A27**.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property has the following approximate Gross Internal Area:

Ground Floor: 950 sq ft (88.26 sq m)
Total: 950 sq ft (88.26 sq m)

VAT

We understand the property is registered for VAT.

Terms

The unit is available to let by way of a **new effectively full repairing and insuring lease** for a **minimum term of three years**. Rent is payable monthly in advance. The landlord requires a **six month rent deposit**. The lease will be **excluded from the security of tenure provisions of Part II of the Landlord and Tenant Act 1954**.

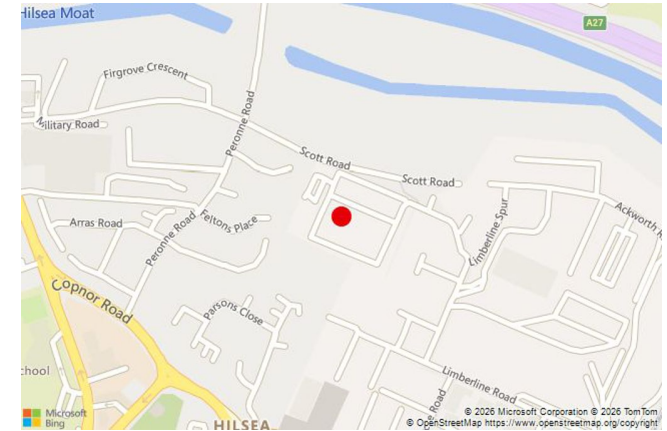
Business Rates

Rateable Value (2023): £8,800.

The occupier may be entitled to **100% Small Business Rate Relief**. Interested parties should make their own enquiries with the local authority.

Service Charge

There is a **service charge of circa £66 pcm** and **building insurance of circa £25 pcm**.



Additional Information

Rent

£1,270 Per Month

Viewing

Strictly by appointment through Petchey and our joint agents.

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