



Unit B4 Mountbatten Business Park, Jackson Close, Portsmouth P06 1US

TO LET

**PROMINENTLY LOCATED
WAREHOUSE/TRADE COUNTER UNIT**

**4,886 Sq Ft
(454 Sq M)**

Unit B4 Mountbatten Business Park, Jackson Close, Portsmouth PO6 1US

DESCRIPTION

The property comprises of a mid-terrace unit of steel frame construction with block work and part profile clad to the front and rear elevations. There is a pedestrian and a trade entrance to the front of the unit along with a roller shutter door.

The property benefits from a ground and first floor office. Externally there is a loading area and allocated parking.

Local occupiers include Halfords, Plumbase, Screwfix and Motor Parts Direct.

- ✓ **Prominent location**
- ✓ **12 allocated parking spaces**
- ✓ **6.47m eaves height**
- ✓ **3 phase power**
- ✓ **Kitchen/breakout area**
- ✓ **Electric loading door**



LOCATION

The property is located in a prominent roadside position with easy access to A27/A3(M) and a short distance from the west side of the A2030 Eastern Road, which provides access to Portsmouth City Centre and Southsea.

There is a Sainsbury's food store and the established retail and industrial area of Fitzherbert Road to the East of the A2030 Eastern Road.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	4,150	386
First floor- Offices	736	68
Total	4,886	454

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.

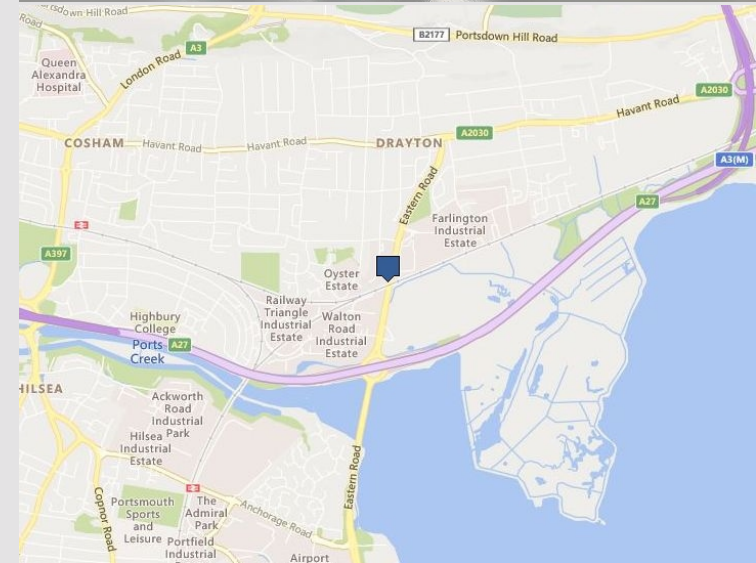
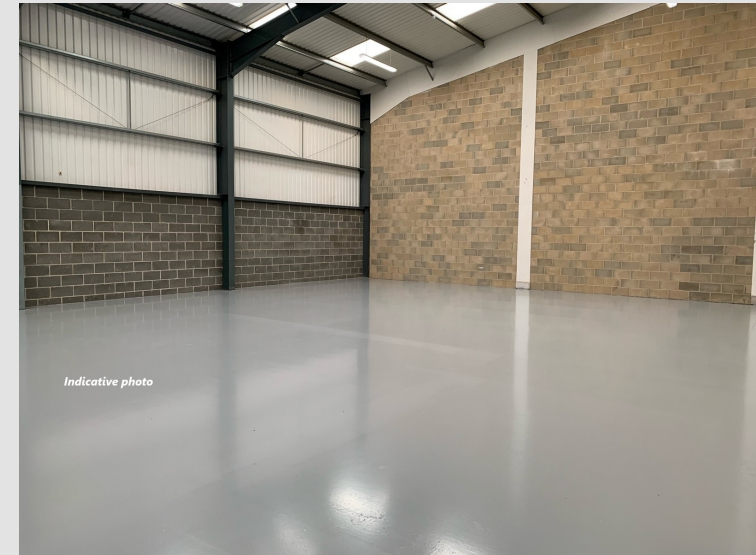
BUSINESS RATES

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

TERMS

Available by way of a new Full Repairing and Insuring lease on terms to be agreed.

EPC EPC Rating: C (68)



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Regulated by RICS 11-Feb-2026

VIEWING & FURTHER INFORMATION

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