



1 Palmers Road Industrial Estate, Emsworth, PO10 7DH

Industrial / Warehouse Unit

Summary

Tenure	To Let
Available Size	1,314 sq ft / 122.07 sq m
Rent	£13,000 per annum
Service Charge	Upon Enquiry
Rateable Value	£12,250
EPC Rating	C (74)

Key Points

- End-terrace unit
- Min Eaves 3.8m
- Loading 4.2m (w) x 3.45m (h)
- Parking for 3 vehicles

Regulated by



hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

1 Palmers Road Industrial Estate, Emsworth, PO10 7DH

Description

Light industrial end-terrace unit with a roller shutter loading door and separate pedestrian access door. Inside, the unit has an office space, W.C. and wash hand basin and a tea point.

Prospective tenants are advised to check with Havant Council regarding the properties use class prior to agreeing terms.

Location

The subject industrial unit is located off North Street away from the centre of Emsworth High Street close to local amenities and shops. Emsworth train station is situated 300 meters to the north, approximately 4 mins walk. The A27 is approximately 1.35 miles to the west leading onto the M27, A3 & M3 motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,314	122.07	Available
Total	1,314	122.07	

Specification

- * Concrete floor
- * Sky lights
- * Steel frame
- * W/C and wash basin
- * Reception/office area (81 sq ft)
- * Loading 4.2m (w) x 3.45m (h)
- * Min Eaves 3.8m
- * Max Eaves 5.2m
- * Parking spaces (x3) & loading area
- * Gas capability

Terms

Available by way of a new Full Repairing Insuring Lease for a term to be agreed at a rent of £13,000 per annum.

Business Rates

Rateable value: £12,250

You are advised to confirm the rates payable with the local council before making a commitment.

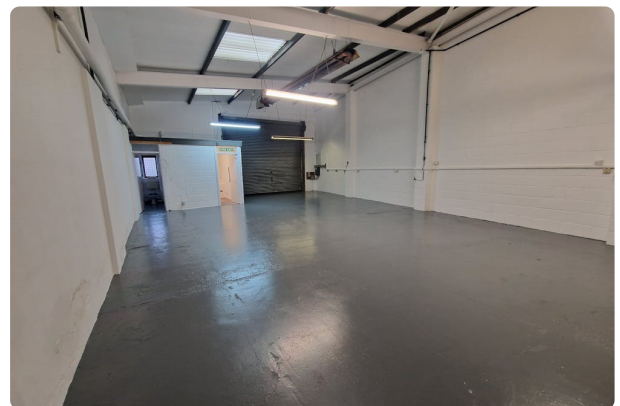
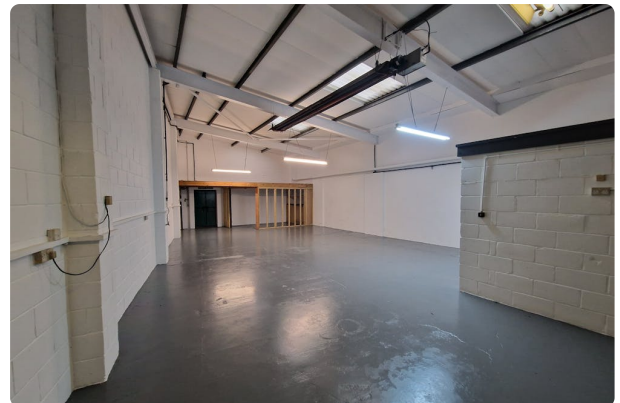
Other Costs

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

Service charge - £488.35 pa (Dec 26)

Buildings insurance - £518.89 pa (Nov 26)

VAT - is applicable



Viewing & Further Information

Tom Holloway
023 9237 7800 | 07990051230
tom@hi-m.co.uk

James West
02392 377800 | 07415438230
James@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 23/06/2026



