



Block D, Skill Centre, Limberline Spur, Portsmouth, PO3 5LF

Industrial / Warehouse Units Available

Summary

Tenure	To Let
Available Size	310 to 822 sq ft / 28.80 to 76.37 sq m
Rent	£1,187 - £3,028 per month
Business Rates	To be Confirmed
EPC Rating	E (105)

Key Points

- Situated In Established Industrial Location
- Recently Refurbished
- Available on a New Leases
- Located 1.5 Miles from M27/A27
- Loading Door Entry
- Onsite Parking

Regulated by



hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Block D, Skill Centre, Limberline Spur, Portsmouth, PO3 5LF

Description

Industrial / Warehouse Units of steel port frame construction, with loading doors and onsite parking.

10A - Minimum eaves height 3.4 m; Loading 2.5m (w) x 3.8m (h)

10C - Minimum eaves height 3.4 m; Loading 3.5m (w) x 2.7m (h)

10D - Minimum eaves height 3.4 m; Loading 2.8m (w) x 3m (h)

Location

Portsmouth is located approx. 19 miles south east of Southampton and 70 miles south west of London. The City benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The Skill Centre is situated in an established industrial location on Limberline Spur which is accessed off Norway Road via Gunstore Road. It is approx. 1.5 miles from the M27/A27.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Rent	Availability
Unit - 10A	822	76.37	£1,165 /month	Available
Unit - 10C	491	45.62	£760 /month	Available
Unit - 10D	310	28.80	£478 /month	Under Offer
Total	1,623	150.79		

Specification

Loading doors

Concrete floor

Onsite facilities

Some units have internal water

Parking onsite

Terms

Each unit is available to let by way of a new effective full repairing & insuring lease for a minimum term of 3 years.

Rent is payable monthly in advance.

Each lease will be excluded from the security of tenure provisions of Part II of the Landlord & Tenant Act 1954.

Business Rates

10A - £8,500

10C&D - £8,900 Source - VOA/HMRC

You are advised to make your own enquiries with the local Council regarding Business Rates.

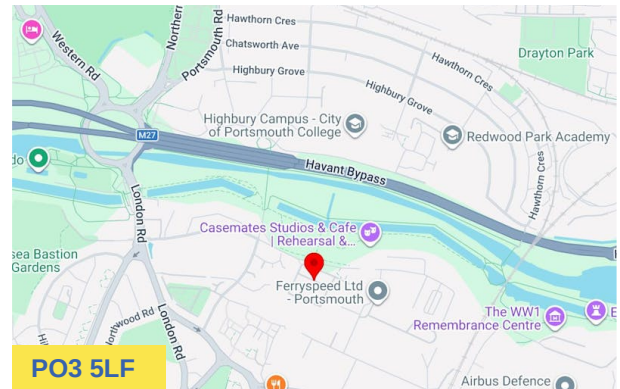
Other Costs

Service Charge (£0.83 p sq ft) & Buildings Insurance (£0.33 p sq ft) is payable by in-going tenants.

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

Unless otherwise stated all prices are exclusive of VAT.

VAT - Is applicable.



Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

Tom Holloway

023 9237 7800 | 07990051230

tom@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 15/06/2026



Unit 10A



Unit 10C



