

TO LET

2,751 Sq Ft

- *STEPPED RENT INCENTIVES*
YEAR 1 £31,636.5 (£11.5 psf), YEAR
2 £34,387.5 (£12.5 psf), YEAR 3
£37,138.5 (£13.5 psf)
- LARGE LOADING DOOR
- THREE PHASE POWER
- PARKING AND LOADING
SPACES
- COFFEE SHOP ON SITE
- WC



020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 8G, SKILL CENTRE, LIMBERLINE SPUR, HILSEA, PORTSMOUTH, HAMPSHIRE, PO3 5LF

Stepped rent incentives available, with rent from **£31,636.50 per annum (£11.50 psf)** in Year 1. Unit 8G comprises an industrial / warehouse unit extending to approximately **2,751 sq ft (256 sq m)**, providing clear open-plan accommodation with a **minimum eaves height of approximately 5.3m**.

The property benefits from a **large loading door**, **three phase power**, **WC facilities**, and **parking / loading space**, making it suitable for a range of industrial, storage, trade and distribution uses. The unit also benefits from good natural light from rooflights and a solid painted floor, providing practical and flexible occupational space.

The property is situated within **The Skill Centre, Limberline Spur**, an established industrial location approximately **1.5 miles from the M27/A27**, offering convenient access to Portsmouth and the wider motorway network. A **coffee shop is located on site** for additional occupier convenience.

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**, linking with the **M3** and **A3(M)** and providing 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**. The property also benefits from nearby rail connections, with **Hilsea Station approximately 0.4 miles away** and **Cosham Station approximately 0.6 miles away**.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation[

The property has the following approximate Gross Internal Area:

Unit 8G: 2,751 sq ft (256 sq m)

VAT

We understand that the property is **registered for VAT**.

Service Charge

There is a **service charge** and **building insurance** payable. Further information is available upon request.

Additional Information

Rent

£2,637 Per Month

EPC

Available upon request.

Viewing

Strictly by appointment through the asset manager.

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