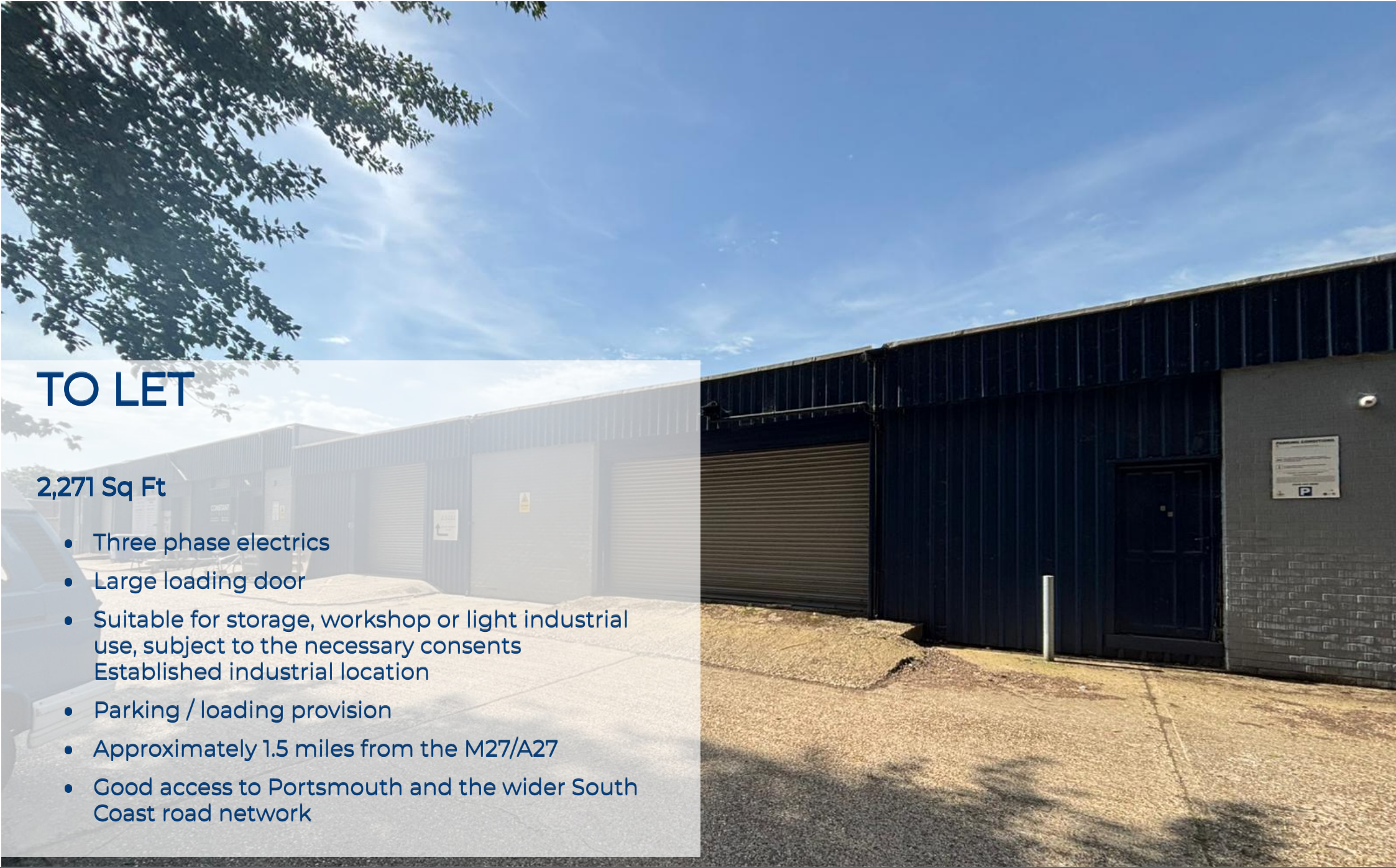




TO LET

2,271 Sq Ft

- Three phase electrics
- Large loading door
- Suitable for storage, workshop or light industrial use, subject to the necessary consents
Established industrial location
- Parking / loading provision
- Approximately 1.5 miles from the M27/A27
- Good access to Portsmouth and the wider South Coast road network

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 3, SKILL CENTRE, LIMBERLINE SPUR, HILSEA, PORTSMOUTH, HAMPSHIRE, PO3 5LF

Units 3 & 3A provide approximately **2,271 sq ft** of industrial / warehouse accommodation within **The Skill Centre**, an established industrial location on Limberline Spur in Hilsea, Portsmouth.

The accommodation benefits from a **large loading door** and **three phase electrics**, making it suitable for a range of storage, workshop or light industrial uses, subject to the necessary consents.

The unit offers practical commercial space for occupiers seeking accessible industrial accommodation in a well-connected Portsmouth location, with parking / loading provision available.

Location

The Skill Centre is situated on **Limberline Spur** in Hilsea, Portsmouth, accessed from Norway Road via Gunstore Road.

The estate benefits from good road communications and is approximately **1.5 miles from the M27/A27**, providing access across Portsmouth, the wider South Coast and onward connections to the **M3** and **A3(M)**.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **2,271 sq ft** of industrial / warehouse accommodation.

VAT

VAT may be applicable.

Planning Information

The property is suitable for storage, workshop or light industrial use, subject to the necessary consents. Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Services

The property benefits from **three phase electrics**. Interested parties should satisfy themselves as to the availability and capacity of all services.

Service Charge

Further information is available upon request.

Additional Information

Rent

£28,388 Per Annum

EPC

Further information is available upon request.

Viewing

Strictly by appointment through Petchey Holdings.

Gordon Everard

geverard@petchey.co.uk

