



Unit 10 Mitchell Way, Portsmouth PO3 5PR

TO LET

Industrial/Warehouse Unit In
Prominent Established Location

**3,462 Sq Ft
(322 Sq M)**

DESCRIPTION

The property comprises a mid terrace industrial / warehouse unit with outer brick and inner blockwork elevations beneath a shallow pitched roof. The property benefits from two roller shutter loading doors and offices on the ground and first floors.

- ✓ Easy Access to Motorway Network
- ✓ LED Lighting & 3 Phase Power
- ✓ Eaves Height of 6.17m, Ridge Height of 6.83m
- ✓ First Floor Offices
- ✓ WC Facilities & Kitchenette
- ✓ Parking & Loading Area

LOCATION

Unit 10 Mitchell Way is located on the Airport Industrial Estate which is well established as one of Portsmouth's principal industrial locations having excellent access to the A27/M27/A3(M) road network via the Eastern Road (A2030) dual-carriageway. Portsmouth City Centre is approximately 3 miles to the south and the International Ferry Port is within 2 miles to the south-east

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	2,953	274
First Floor	508	47
Total	3,462	322

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

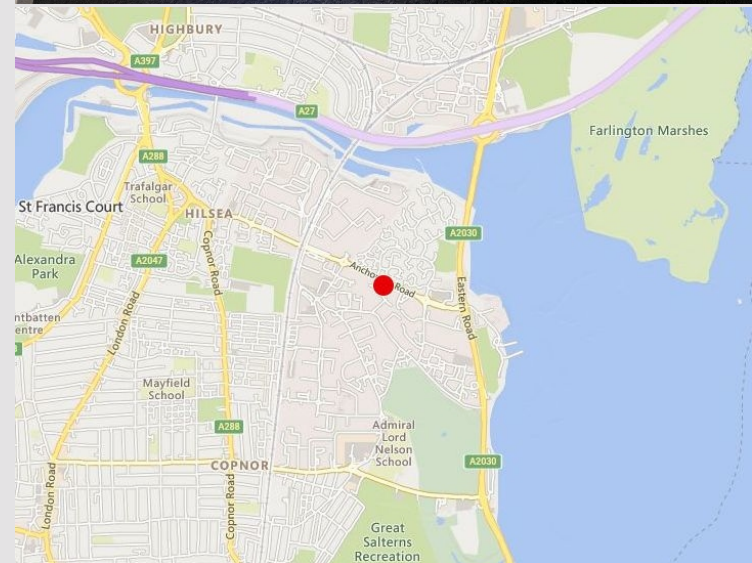
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing & Insuring lease on terms to be agreed. Rent is £48,500 per annum.

EPC

The Energy Performance Asset Rating is C (58).



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VIEWING & FURTHER INFORMATION

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