



Unit 2, Plot 11 Burrfields Industrial Estate
Claybank Road, Portsmouth, Hampshire PO3 5NH

TO LET

INDUSTRIAL/WAREHOUSE UNIT

248.78 sq m (2,678 sq ft)

Key Features:

- Situated in established industrial location
- Located a short distance from M27/A27
- Warehouse with additional office
- Loading door - 3.38m (W) and 3.32m (H)
- Minimum eaves height 3.6m
- On site parking and loading
- New lease available
- Rent £22,750 pax





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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 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 property is situated in established industrial location on Claybank Road, which is a short distance from Eastern Road. It also benefits from being within a short walk from Burrfields Retail Park and Hilsea Train Station.

Accommodation

The property comprises of two adjoining open plan industrial/warehouses unit of steel frame construction under pitched and flat rooves and benefits from three phase electrical power. There is parking and loading to the front of the unit, as well as an additional yard space to the rear of one of the units. Also included is a first floor office, with broadband provided and access to a communal WC.

We have measured and calculate the warehouse accommodation to have an approximate Gross Internal Area (GIA) of 248.78 sq m (2,678 sq ft).

EPC

We understand the property has an EPC rating of D(87).

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues..

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £22,750 per annum exclusive. Subject to an Estate Maintenance fee charge of 10% of the rent. Equating to £25,000 per annum exclusive payable.

Business Rates

Rateable Value to be confirmed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

15 April 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH