



Yard 5, The Skill Centre
Limberline Spur, Portsmouth, Hampshire, PO3 5LF

TO LET

Secure Yard Space Total Size - 3,195 sq ft

Key Features:

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- New lease available
- Rent £1,730 pcm
- A rectangular shaped, secure yard enclosed by palisade fencing





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

Description

The accommodation comprises a rectangular shaped, secure yard enclosed by palisade fencing.

Accommodation

The accommodation has the following approximate size:

Area	Sq Ft	Sq M
Yard 2	3,195	296.82
Total	3,195	296.82

EPC

Available on request.

Planning

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

Terms

The accommodation is available to let by way of a new full repairing and insuring lease, subject to vacant possession, for a term to be agreed. Rent payable monthly in advance. The landlord requires a rent deposit and the right to break the lease on three months notice at any point.

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

Business Rates

To be confirmed.

VAT

We understand the property is registered for 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.

23 October 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
07800 562509
www.flude.com

Noah Minchell
n.minchell@flude.com
01243 217302



Flude
PROPERTY CONSULTANTS





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Floor Plan



0m 10m 20m 30m 40m 50m
K.A.D. Licensed O.S. No. 100047482

KAD		KAD	
KNIGHT ARCHITECTURAL DESIGN		KNIGHT ARCHITECTURAL DESIGN	
Client: PETCHEY HOLDINGS			
Project: SKILL CENTRE, LIMBERLINE SPUR, PORTSMOUTH, PO3 5LF			
Drawing: YARD 5 LEASE PLAN			
Scale: 1:500@A2		Date: APR 2018	
Project No.	Revision	Drawn	Check
KAD	01	A	LP

For identification purposes only.