



Unit 9A, The Skill Centre
Limberline Spur, Portsmouth, Hampshire, PO3 5LF

TO LET

Industrial/Warehouse Unit GIA - 944 sq ft

Key Features:

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Loading door - 2.4 m (w) x 2.6 m (h)
- Internal height 3.35 m
- Three phase electric
- Rent £1,375 pcmx
- New FRI lease available
- 100% small business rate relief eligible





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Location

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 premises comprise a modern, self-contained industrial/warehouse unit of steel portal frame construction with profile steel-clad elevations and a newly over-clad insulated roof. Internally, the unit benefits from a clear open-plan layout with a minimum eaves height of approximately 5.3 metres.

Access is via a loading door measuring approximately 2.4 m wide x 2.6 m high. The property also benefits from a three-phase electricity supply and a solid concrete floor throughout.

Externally, there is parking for around three cars.

Accommodation

We understand the accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor	944	87.7
Total	944	87.7

EPC

Available on request.

Planning

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

Terms

The unit is available to let by way of a new full repairing and insuring lease at a commencing rent of £1,375 per calendar month exclusive, subject to vacant possession, for a minimum term of three years. Rent payable monthly in advance. The landlord requires a six month rent deposit.

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

There is a service charge (£67 pcm) and buildings insurance (£25 pcm).

Business Rates

Rateable Value: £8,500

As the RV is below £12,000 we believe 100% small business rate relief is possible.

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.

28 October 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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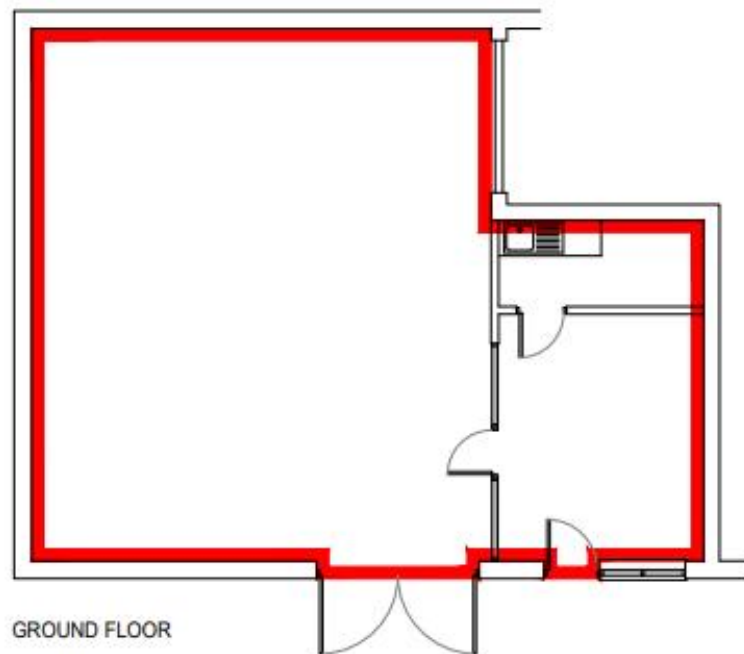


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Floor Plan



For identification purposes only.