



Unit 4A, The Skill Centre
Limberline Spur, Portsmouth, Hampshire, PO3 5LF

TO LET

Industrial/Warehouse Unit

Key Features:

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Loading door - 3.5 m (w) x 2.1 m (h)
- Three phase electrics
- Internal height 2.5 m
- Parking/loading
- Communal WC block
- Available on a new lease
- Rent £1,270 pcm
- The occupier may be entitled to 100% Small Business Rate relief





Unit 4A, The Skill Centre
Limberline Spur, Portsmouth, Hampshire, PO3 5LF

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

This industrial unit offers open-plan space with an internal height of around 2.5m, a 3.5m x 2.1m loading door, and three-phase power. It has a solid concrete floor, good lighting, and a separate side door. Parking and loading space are available directly outside the unit.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor	950	88.26
Total	950	88.26

EPC

Available on request.

Planning

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

Terms

Each unit is available to let by way of a new (effectively) full repairing and insuring lease 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 (circa £66 pcm) and building insurance (circa £25 pcm).

Business Rates

Rateable Value (2023): £8,800

The occupier may be entitled to 100% Small Business Rate relief.

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.

24 February 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

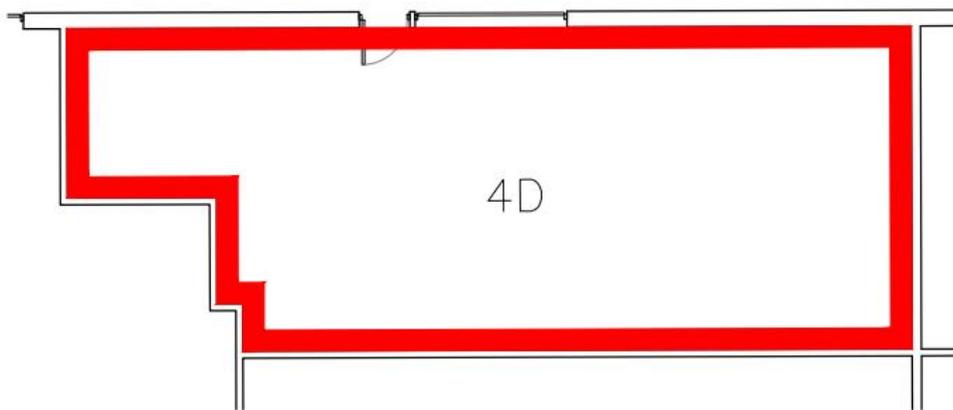
Will Thomas
w.thomas@flude.com
07786 234006
www.flude.com

Noah Minchell
n.minchell@flude.com
01243 217302





Floor Plan



For identification purposes only.