



**TO LET**

Plot 40 Quartremain Road Industrial Estate  
Alchorne Place, Portsmouth, Hampshire, PO3 5QL



## Key Features

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Main industrial/warehouse area: 6,191 sq ft
- Two storey office block: 2,984 sq ft
- 5.65m minimum eaves height
- Three phase electricity
- Large secure yard
- Concertina loading door (3.7m wide x 4.4m high)
- New FRI lease available
- Rent £75,000 pax





## Location & Situation

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.

Quartremaine Road Industrial Estate is located in the northeastern quadrant of Portsea Island amongst a congregation of commercial estates. The industrial estate provides convenient road access to the M27 (5 minutes) and is within walking distance to Hilsea Station (10 minutes).

The subject property is situated on the southeastern corner of Quartremaine Road Industrial Estate.





## Description & Accommodation

The subject property comprises a detached steel frame industrial /warehouse building on a self-contained site, with principally brick elevations and blockwork with a two storey office block. Internally, the office block is arranged to include a reception, offices, storage, kitchen and WC.

The minimum eaves 5.65m high. Access is by a principal steel concertina loading door (approximately 3.7m wide by 4.4m high) and a secondary loading door (2.5m wide by 2.9m high).

Additionally, the property features three-phase electricity, sodium high bay lighting and two gas-fired warehouse heater units.

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

Area	Sq Ft	Sq M
Warehouse	6,191	575.14
Ground Office	1,492	138.61
First Office	1,492	138.61
Secure Yard	9,444	877.35
Total	9,174	852.26

[Click here to take a virtual tour](#)





## Rateable Value

Rateable Value (2026): To be confirmed.

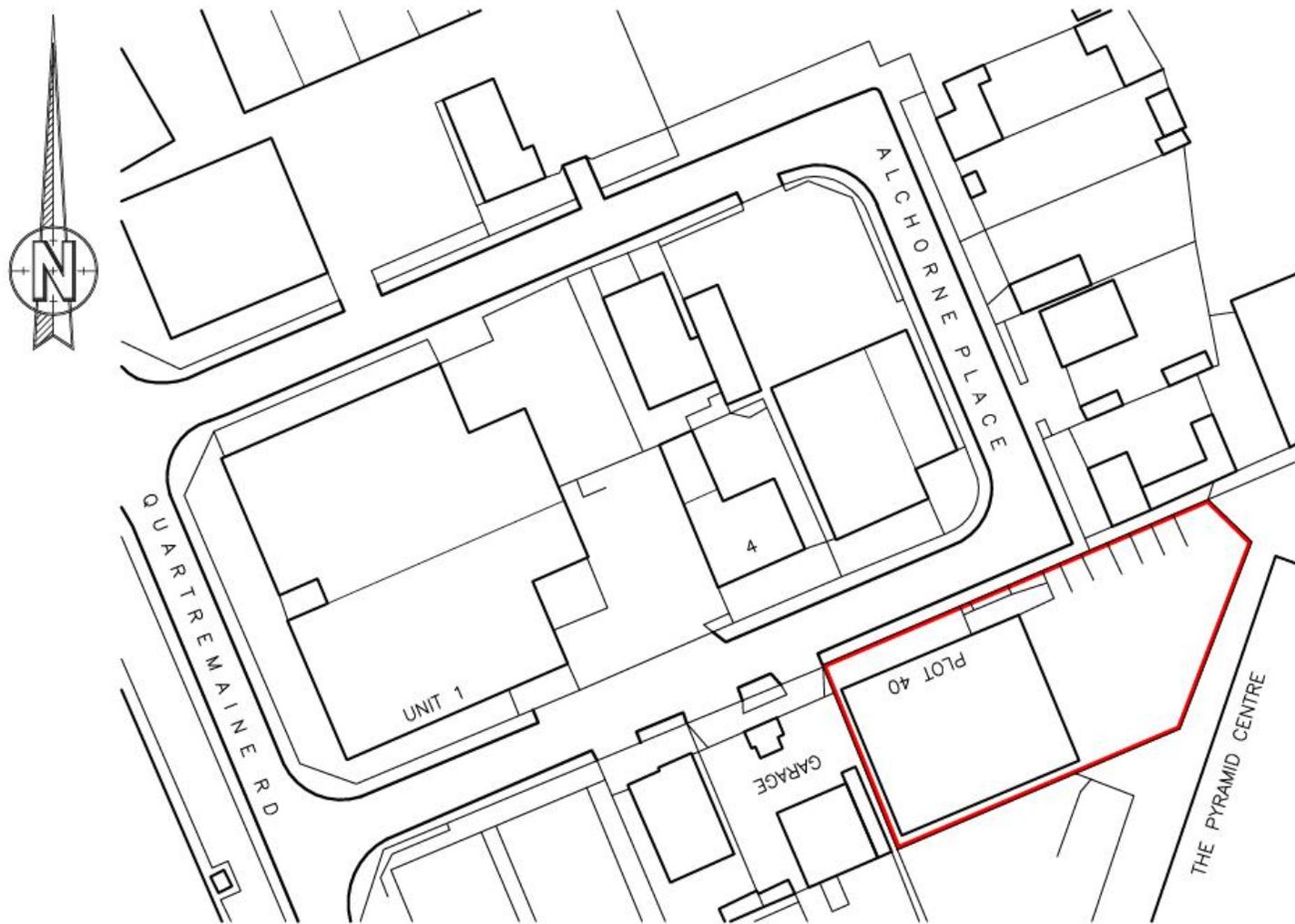
## EPC

To be assessed.

## Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





LOCATION PLAN @ 1:1250 0m 10m 20m 30m 40m 50m

K.A.D. Licensed O.S. No. 100047482

LOCATION  
PLAN

For identification purposes only.



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## 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 £75,000 per annum exclusive.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand that the property is not elected for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas  
w.thomas@flude.com  
07786 234006

Tom Woodward  
t.woodward@flude.com  
01273 740384

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24 March 2026

