Flude
PROPERTY CONSULTANTS

Unit 8E, The Skill Centre
Limberline Spur, Portsmouth, Hampshire, PO3 5LF

TO LET

Industrial/ Warehouse Unit
Total area: 2,776 sq ft

Key Features:

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Three phase power
- Eaves heights ranging from 4.41m-5.55m
- Loading door - 3.57m (w) x 3.25 m (h)
- Parking, loading & WC
- The unit is available as a whole or can be joined with 8G
- Available on a new lease
- Rent - Stepped from £2,660 pcm

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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.

Description

This industrial unit provides a spacious open-plan layout with a minimum eaves height of approx. 5.3m. It includes a 3.13m (W) x 3.65m (H) loading door for easy access, along with three-phase power. The unit has a solid painted floor, good natural light from roof lights, and a WC. Parking and loading space are available.

Opportunity to join with the adjacent unit, subject to terms.

Accommodation

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

Area	Sq Ft	Sq M
Unit 8E	2,776	257.89
Total	2,776	257.89

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 for a minimum term of three years on a stepped rent basis as follows:

Year 1 - £2,660 pcm
Year 2 - £2,892 pcm
Year 3 - £3,123 pcm

The rent is payable monthly in advance. The landlord requires a six month rent deposit. Rent on application.

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 and building insurance.

Business Rates

More info on request.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

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.

27 May 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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