



**TO LET**

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



## 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 (8E) - 3.57m (w) x 3.25 m (h)
- Loading door (8G) - 4.29m (w) x 3.62m (h)
- Parking, loading & WC
- Available on new leases
- To Rent - £5,527 pcm

## 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.

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 & Accommodation

The two industrial units provides a spacious open-plan layout with eaves heights ranging from approximately 4.41m - 5.55m. Together, the units include two roller shutter loading doors measuring approximately 3.57m (w) x 3.25 m (h) and 4.29m (w) x 3.62m (h), along with a concertina loading door measuring approximately 4.18m (w) x 3.94m (h) for easy access. The units also benefit from three-phase power.

The premises consist of solid painted floors, good natural light from roof lights, and WCs. Parking and loading space are available.

8E & 8G are currently arranged as individual units, but we understand that the dividing wall may be removed, subject to terms. There is also an opportunity to take each unit individually, subject to terms.

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

| Area    | Sq Ft | Sq M   |
|---------|-------|--------|
| Unit 8E | 2,776 | 257.89 |
| Unit 8G | 2,751 | 255.57 |
| Total   | 5,527 | 513.46 |



## Rateable Value

Rateable Value (2026): £43,750

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

## EPC

Available on request.

## Planning

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

## Terms

The two units are available to let by way of new (effectively) full repairing and insuring leases for a minimum term of three years at a commencing rent of £5,527 pcm exclusive. Rent is 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 (£177 pcm) and building insurance (£63 pcm).

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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27 May 2026

