



TO LET

Unit 3 & 3A, The Skill Centre
Limberline Spur, Portsmouth, Hampshire, PO3 5LF



Key Features

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- 2 loading doors - 3.36 m (w) x 2.54 m (h)
- Maximum internal height 3.57m
- Parking available
- 3 phase power
- Available for a variety of uses (STP)
- Available on a new lease
- Commencing rent - £3,028pcm exclusive

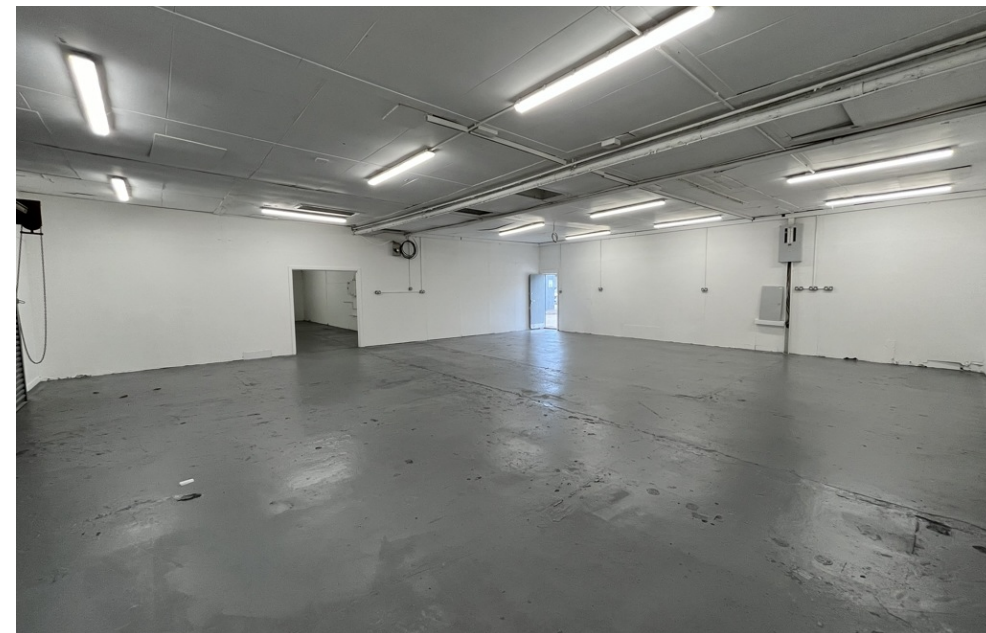




Location & Situation

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 property comprises a mid-terrace industrial / warehouse unit of steel frame construction with profile clad elevations.

The unit provides open plan warehouse accommodation with a concrete floor, strip lighting and a maximum internal height of approximately 3.57 m. Loading is via two roller shutter doors, each measuring approximately 3.36 m (w) x 2.54 m (h).

The unit benefits from three-phase electricity and is supported by onsite dedicated parking spaces. The accommodation would suit a range of warehouse, storage or light industrial uses, subject to the necessary consents.

There is an opportunity to split the unit, subject to terms.

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

Area	Sq Ft	Sq M
Unit 3	932	86.58
Unit 3a	1,339	124.39
Total	2,271	210.98





Rateable Value

The Unit is split into two assessments

Unit 3 - Rateable Value (2026): More information on request.

Unit 3a - Rateable Value (2026): £10,500

Occupiers will pay approximately 43% of this per annum.

EPC

Available on request.

Planning

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





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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 £28,388 per annum 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.

It is understood that the current year's service charge is £2,145.11 pax and building insurance is £741.39 pax.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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15 September 2026

