

TO LET

1,132 Sq Ft

- Loading door approx. 2.56m wide x 2.1m high
- Ample car parking
- Three phase power
- Internal height 2.49m
- Located 1.5 miles from M27/A27
- Situated in established industrial location



020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 5A, SKILL CENTRE, LIMBERLINE SPUR, HILSEA, PORTSMOUTH, HAMPSHIRE, PO3 5LF

Unit 5A comprises a well-presented industrial / warehouse unit extending to approximately **1,132 sq ft (105.16 sq m)**. The property provides open-plan accommodation suitable for a range of light industrial, storage and workshop uses.

The unit benefits from **three phase power, WC facilities, and an electric roller shutter loading door** measuring approximately **2.48m wide by 2.08m high**. The internal height is approximately **2.49m**, and the unit also includes **two dedicated parking spaces**.

The property is situated within **The Skill Centre, Limberline Spur**, an established industrial location approximately **1.5 miles from the M27/A27**, providing convenient access to Portsmouth and the wider motorway network. Nearby rail connections include **Hilsea Station**, approximately **0.4 miles** away, and **Cosham Station**, approximately **0.6 miles** away.

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 via the **M27/A27**, which link with the **M3** and **A3(M)** and provide access to London and the wider national motorway network.

The Skill Centre is situated on **Limberline Spur**, accessed from **Norway Road via Gunstore Road**, and is approximately **1.5 miles from the M27/A27**.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property has the following approximate Gross Internal Area:

Ground Floor: 1,132 sq ft (105.16 sq m)
Total: 1,132 sq ft (105.16 sq m)

VAT

We understand that the property is **registered for VAT**.

Planning Information

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

Service Charge

There is a **service charge of £83 pcm** and **building insurance of £32 pcm**.

Additional Information

Rent

£1,557 Per Month

EPC

Available upon request.

Viewing

Strictly by appointment through the asset manager.

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