

UNIT 8 DUNDAS CLOSE,  
PORTSMOUTH, HAMPSHIRE, PO3 5RB



## DETACHED WAREHOUSE/INDUSTRIAL BUILDING TO LET

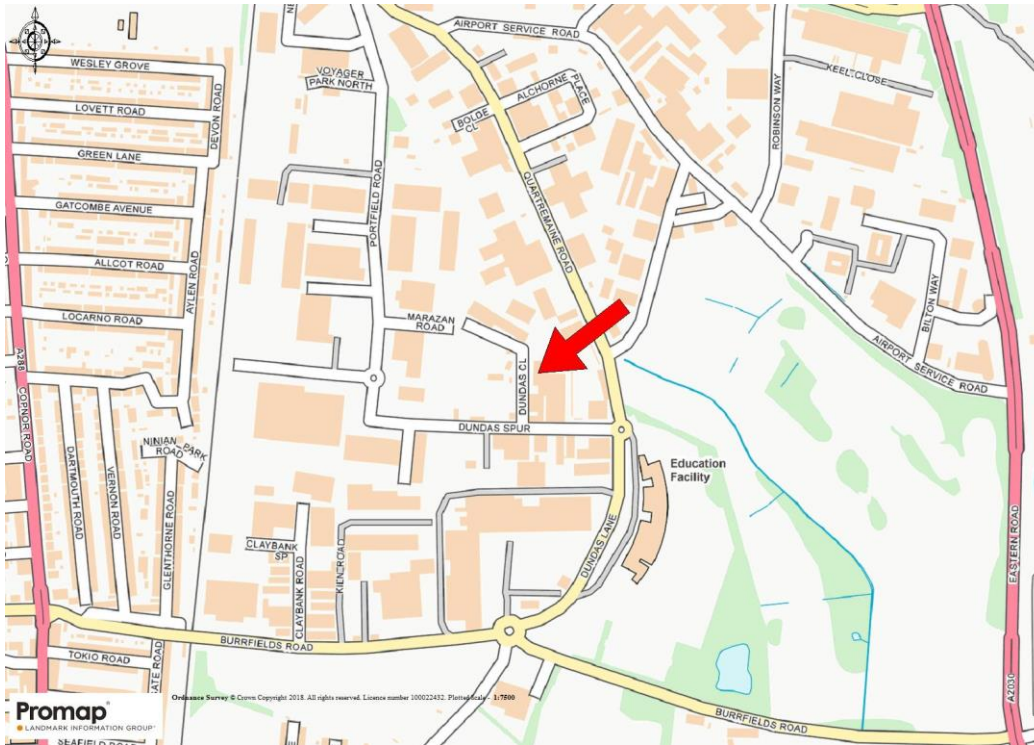


### KEY FEATURES

- Easy access to the A27/M27/A3
- Loading doors
- Offices
- Car parking
- Detached building
- Secure yard

7,322 sq.ft (680 sq.m) Gross Internal Area

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## LOCATION

Unit 8 Dundas Close is located off Dundas Spur, an established industrial/warehouse location close to the A2030 which provides access to the A27 and to Portsmouth City Centre and Southsea.

## DESCRIPTION

Unit 8 Dundas Close is a detached building and most recently was used as a warehouse/wholesale use.

The property benefits from offices and trade counter with two full height roller shutter doors on the front elevation with an entrance/reception area to the front of the building.

There is a secure open storage compound accessed from the front forecourt/parking area.

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## SCHEDULE OF AREAS (APPROX. GIA)

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground floor incl. office /trade counter	7,322	680

*(Measured in accordance with the RICS Property Measurement Standards which now incorporates the RICS Code of Measuring Practice 6<sup>th</sup> Edition)*

## SPECIFICATION

- 2 x Loading doors 5.7m (h) X 5.1m (w)
- Secure yard (approx. 5,000 sq.ft.)
- Car parking to front forecourt

## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## TENURE

The property is held by way of an assignment or sublease, expiring 7<sup>th</sup> March 2023.

## RENT

On application.

## BUSINESS RATES

We are advised by the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) that the rateable value for this property is £28,750.

However, we would advise an interested party to confirm the accuracy of this information.

## EPC RATING

Energy Performance Rating: D-86  
Reference Number: 0780-0138-1889-1798-8002

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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## VIEWING

Strictly by appointment through the sole agents below.

## CONTACTS

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**Subject to Contract  
August 2018**

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