

Units 8d & 8e, Limberline Spur,
Portsmouth PO3 5LF



TO LET

■ Industrial/Warehouse Units

From 5,567 to 16,493.7 sq ft

■ Key Features

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Forecourt for parking/loading
- Unit 8d - 10,296.7 sq ft - £7.00 psf
- Unit 8e - 5,567 sq ft - £8.00 psf
- Available separately or together
- Available on a new lease



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. It is **approximately 1.5 miles from the M27/A27**.

Accommodation

We understand the accommodation to have the following internal areas:

Description	sq m	sq ft	Rent pa
8d	956.6	10,926.7	£76,500
8e	517.2	5,567	£44,500
Total	1,473.8	16,493.7	£121,000

Terms

The unit is available to let by way of a **new (effectively) full repairing and insuring lease** for a minimum term of three years. at the quoted rent above.

The lease will be excluded from the security of the tenure provisions of Part II of the Landlord and Tenant Act 1954.

The landlord requires a six month rent deposit.

There is an estate service charge and building insurance.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

portsmouth@flude.com

023 9262 9000

www.flude.com



Planning

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

EPC

We understand the property has an EPC rating of **D(91)**.

Business Rates

Rateable Value (2017): £55,000.

Legal Fees

Each party to bear their own legal costs incurred.

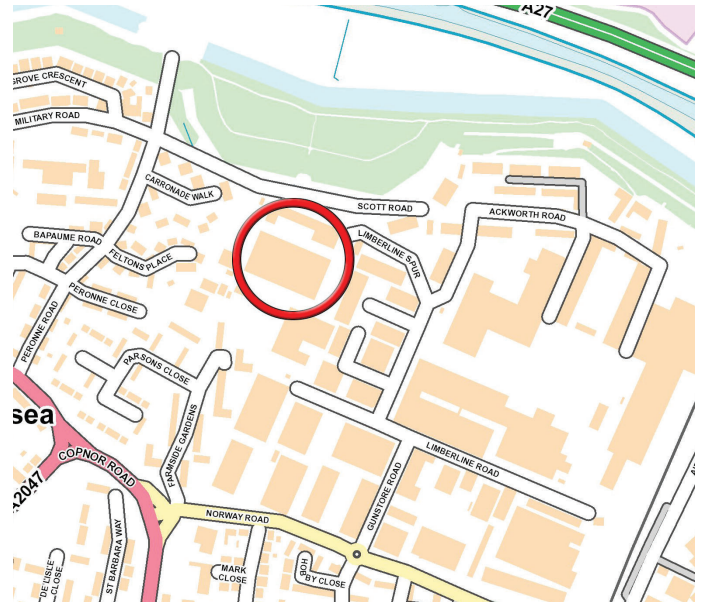
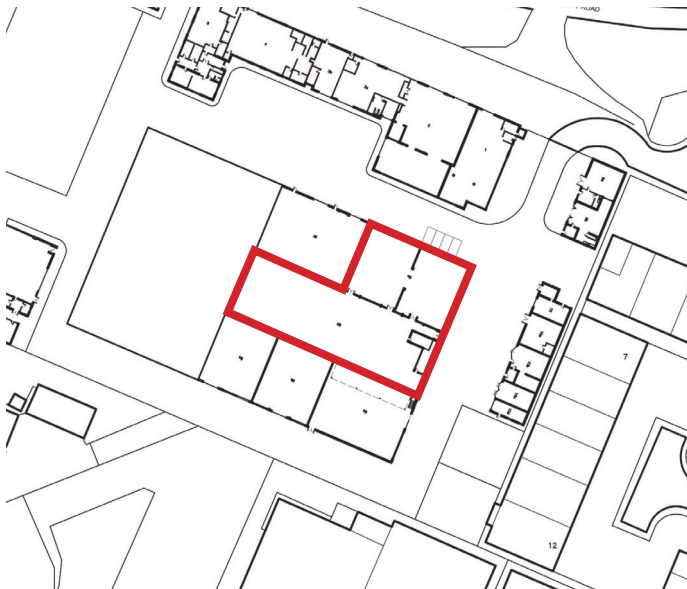
VAT

We understand the property is registered for VAT.

Site Plan



Floor Plan and Location Maps



For identification purposes only.

Flude Commercial 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 Commercial 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.

17 June 2019