

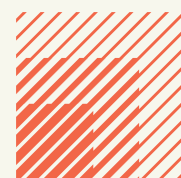


Unit 8 The Admiral Park

Williams Road, Portsmouth, PO3 5NJ

TO LET

1,377 sq. ft (127.93 sq. m)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Prominent Industrial Warehouse / Trade Counter

Description

The premises lie within a prominent, well maintained estate. The units were constructed in the late 1980s of steel portal frame construction with profiled clad elevations under a pitched insulated roof.

Internally the unit benefits from the following specification:

- Minimum Eaves – 6.066 m
- Maximum height – 6.647 m
- 1 x up and over manual loading door 3.994 wide x 4.923 m high
- 3 phase electric
- WC
- Ground floor office/reception
- Parking

Rent

£21,500 per annum.

EPC

Rating D96.

Rateable Value

Waste transfer station and premises: £18,000.

Source: www.tax.service.gov.uk/business-rates-find/search

Terms

The units are available on a new full repairing and insuring lease.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

Accommodation	Sq. ft	Sq. m
Unit 8	1,377	127.93

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

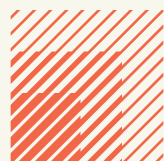
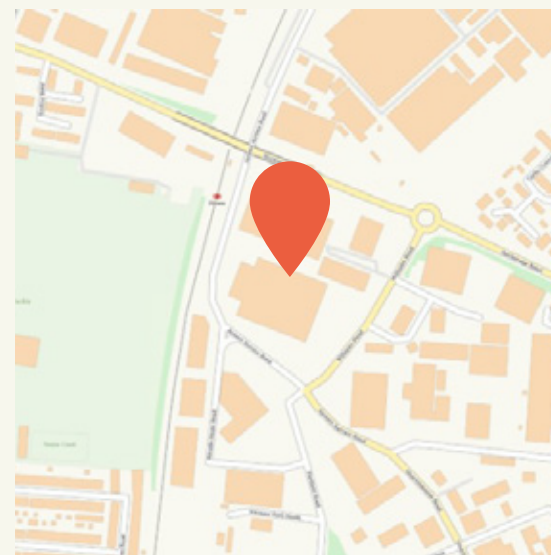
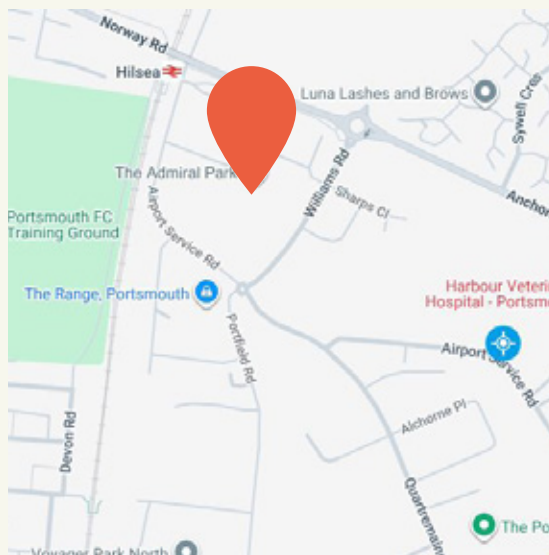
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Location

The units occupy a very accessible location on the established Airport Industrial Estate to the north of Portsea Island, having good road access to the M27/A27 motorway via either the Anchorage Road/A2030 Eastern Road dual carriageway or the A3 at Hilsea.

The Admiral Park is prominently situated fronting Norway Road and Williams Road, with units 1-2 accessed from Airport Service Road opposite Hilsea train station and unit 15 accessed via Williams Road.



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Strictly by appointment with sole agents Hellier Langston.