

13 HERBERT STREET, PORTSMOUTH
HAMPSHIRE, PO1 4QR



INDUSTRIAL / WAREHOUSE WITH YARD TO LET

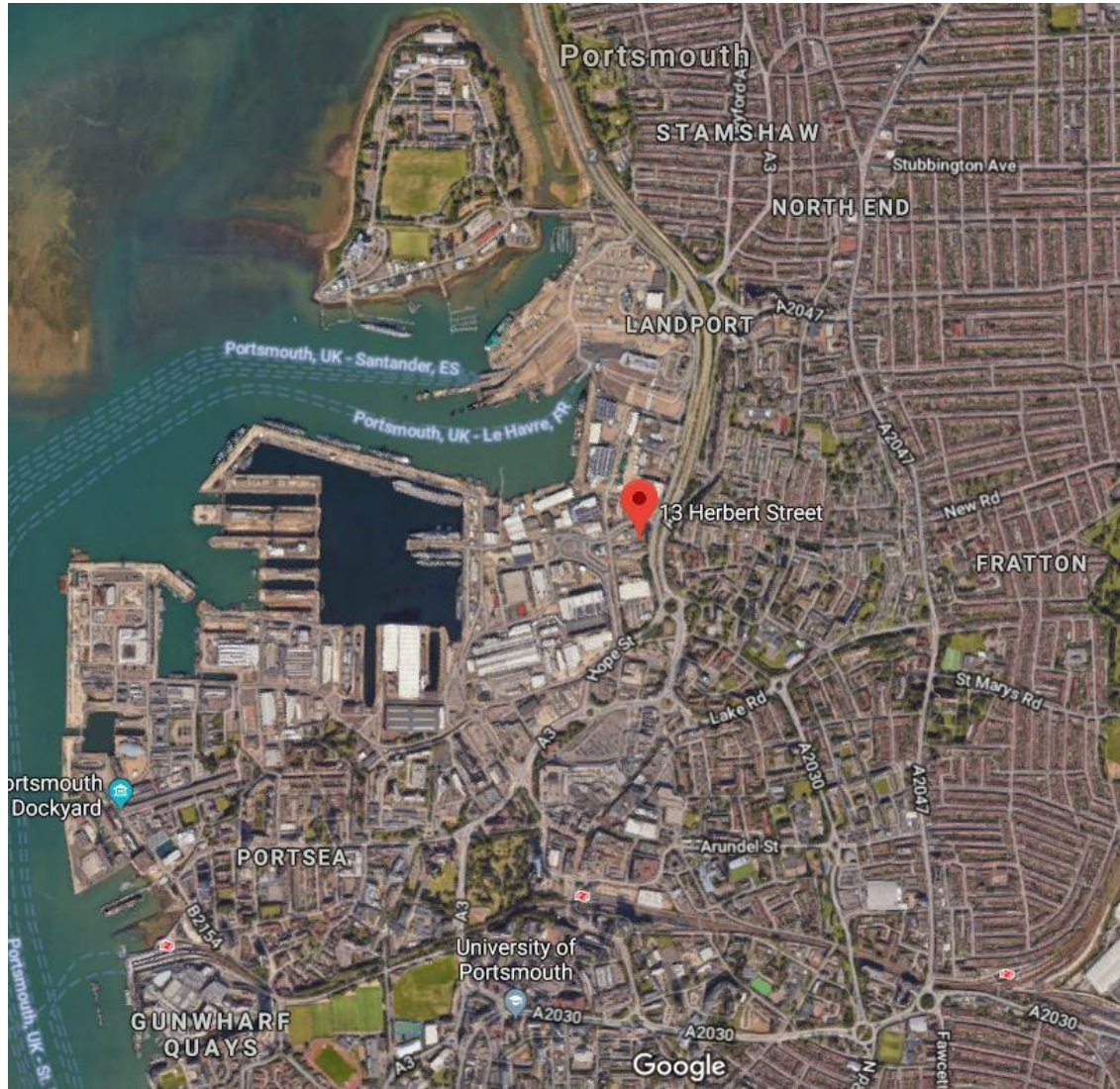
KEY FEATURES

- Secure storage yard
- Roadside frontage
- Easy access to motorway network
- First floor offices



6,720 sq.ft (624.28 sq.m) Gross Internal Area

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LOCATION

The premises are situated on Herbert Street, close to its junction with Flathouse Road and Prospect Road, with a frontage set back from the M275. Prospect Road links directly into Mile End Road (A3) onto the M27 motorway network via the M275.

Bus services are located by the premises and form part of the south coast bus network, with Portsmouth and Southsea Train Station located approximately one mile south of Portsmouth International Port is positioned adjacent to the subject premises and provides regular cruises and cargo ferries to France, Spain and The Channel Islands.

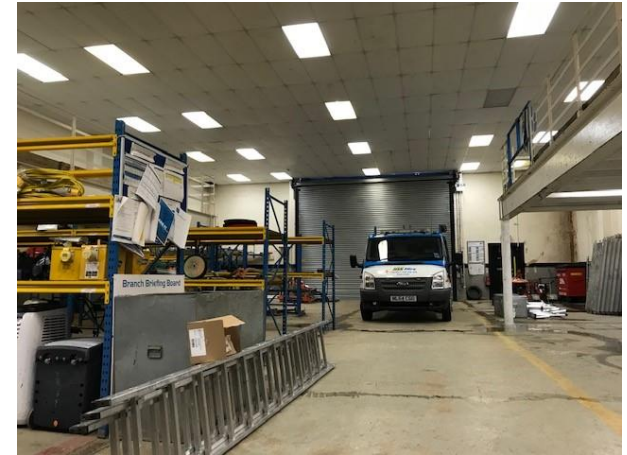
The premises are adjacent to Assess Self-Storage, with a Shell Petrol Station and an all-night multi storey car park located nearby. Victory Retail Park is accessed from Flathouse Road and includes a Morrison's Superstore and Dream Beds.

DESCRIPTION

The property is a modern industrial unit of steel portal frame construction with concrete block walls over clad in metal profile sheet to the front elevations under a double skin profile sheet asbestos roof.

The warehouse has a concrete floor, staff welfare area, WC and mezzanine floor. There is a first floor office/ storage above the eastern elevation. Additional male and female facilities are located at first floor level.

The site is enclosed within a secure perimeter fence with loading and customer parking accessed from Herbert Street.



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SCHEDULE OF AREAS (GROSS INTERNAL)

Description	ft ²	m ²
Ground floor warehouse	4,469	415.61
First floor	732	68.02
Mezzanine	1,514	140.65
Total approx. GIA	6,720	624.28
Secure storage yard	1,500	139.35

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

SPECIFICATION

- Secure storage yard
- Loading door 6.05m x 4.57m
- First floor offices

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 available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£62,500 per annum exclusive of VAT.

VAT

All prices, premiums and rent etc. are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value in the 2017 Rating List of £30,000.

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

EPC

To be confirmed.

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LEGAL COSTS

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

VIEWING

Strictly by appointment through the joint sole agents.

CONTACTS

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SUBJECT TO CONTRACT
October 2019

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