

The Skill Centre, Limberline Spur, Portsmouth
PO3 5LF



TO LET

■ Industrial/Warehouse Units

Units from 932 sq ft

■ Key Features

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Available on new leases
- Unit 1 - 3,182 sq ft
- Unit 2C - 1,728 sq ft
- Unit 3 - 932 sq ft
- Newly refurbished

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 units to have the following approximate Gross Internal Area (GIA):

Unit	Size (sq m)	Size (sq ft)	Rent pcm
1	295.60	3,182	£2,125
2C	160.50	1,728	£1,500
3	86.60	932	£850

Terms

The units are 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.

Rent payable monthly in advance. The landlord requires a six month rent deposit.

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

There is a service charge and building insurance.

EPC

Available on request.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

portsmouthproperties@flude.com

023 9262 9000

www.flude.com



VAT

We understand the property is registered for VAT.

Planning

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

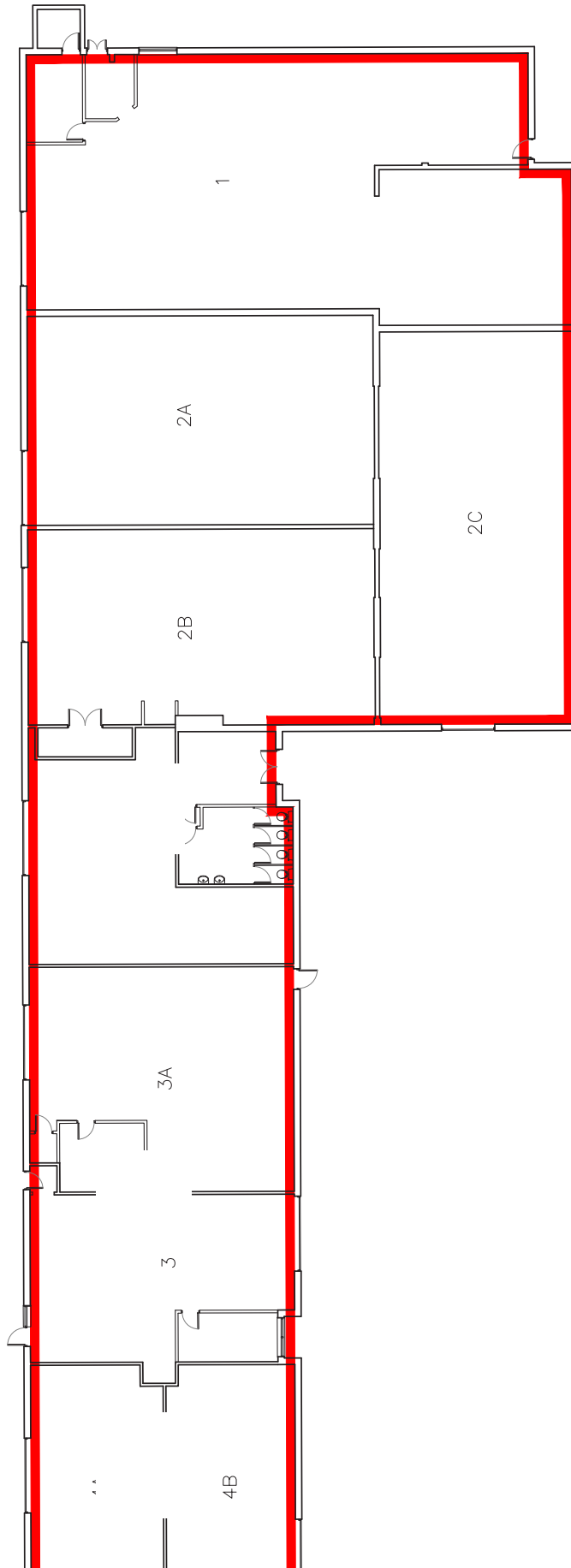
Legal Fees

Each party to bear their own legal costs incurred.



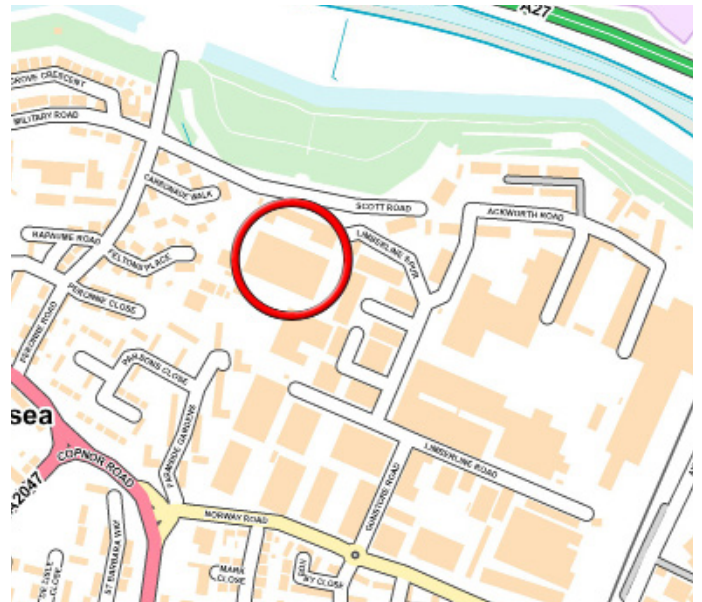


■ Floor Plans



For identification purposes only.

Site & 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.

22 March 2019