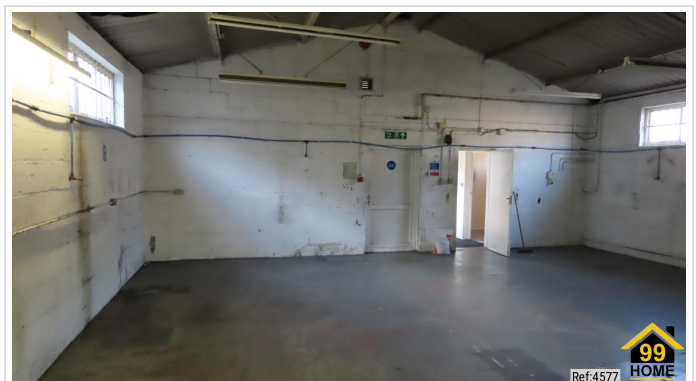
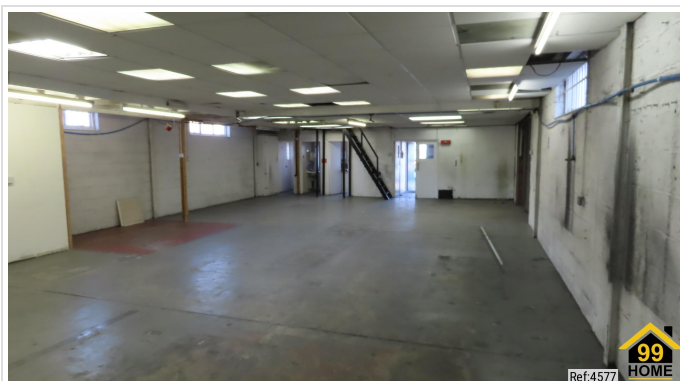


0 Bed Warehouse In Portsmouth , Portsmouth, PO3 5NH

£8,037 Quarterly



# SHORT DESCRIPTION

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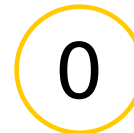
Property Ref: 4577 The property is situated in Northern Portsmouth, with very easy access to the M27. The property comprises a building of steel frame construction with brick and blocks walls under a pitched profile, cement clad roof with an eaves height of about 10 feet. There is a single-storey extension at the rear, also of brick and block, but under a flat roof. Concrete floor throughout. Mains water, electricity, gas and drainage connected to the unit. Three phase power. Electric side roller, shutter loading door. The unit size is approximately 250 square metres (2,679 square feet) and stands on a large, regular shaped site of approximately 667 square metres (7179 square feet). Extensive parking/storage area to the front, rear and side. Range of uses considered, subject to planning - manufacturing, industrial, storage, retail or leisure. The unit is available on a fully repairing and insuring commercial lease with the term and any break clauses to be agreed. Each party to bear their own legal costs. The rent is payable quarterly in advance, with an additional deposit equivalent to one quarter's rent A reservation fee is applicable. There is no Vat payable on rental payments. No monthly/annual estate service charges. This is a rare opportunity to occupy a unit with ample parking and/or external storage very close to the M27. Internal and external modifications or changes to the building or site would be considered subject to any planning or architectural requirements. Changes could include the fitting of full height roller shutter doors to the front and/or rear of the building or removal of the partial suspended ceiling. An extension to the building would also receive sympathetic consideration. This unit is ideal for an established business, offering flexible internal fit out and re-design options, combined with ample external storage and generous vehicle parking. Importantly, the unit is located on an easily accessible industrial estate on a private road. The majority of the adjoining units are closed in the evening and at weekends, providing significant additional free parking for night time/weekend activities, unavailable in city centre locations. The Ocean Retail Park Shopping Centre, which includes McDonalds, Starbucks, Boots, Costa, Currys, Halfords, Lidl, M&S, TK Max and a vast free parking facility is just over a five minute walk away. It is also financially attractive for a start up business, with no Vat payable on rental payments, negotiable lease and break clause options and the opportunity to develop the business without the requirement to re-locate in the short term to a larger premises. The current tenants are in occupation until March 2025, but may possibly vacate sooner. The annual rent based on £12 per square foot is £32,148. Business Rate Reliefs may be available from Portsmouth City Council for Retail, Hospitality or Leisure, interested parties are advised to contact PCC for further information. Please contact me in the first instance with any questions or to arrange an out of hours viewing as the current tenants wish to maintain confidentiality..... PLEASE NOTE THE INTERNAL IMAGES PROVIDE AN INDICATION OF THE AVAILABLE AREA THE CURRENT OCCUPANTS HAVE MODIFIED THE INTERIOR FOR THEIR BUSINESS REQUIREMENTS.... .



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

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Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

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Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 119 This is how energy efficient the building is.

#### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	167
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	70.42
Primary energy use (kWh/m <sup>2</sup> per year):	416.58

#### Benchmarks

Buildings similar to this one could have ratings as follows:

49	▶ If newly built
142	▶ If typical of the existing stock

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