





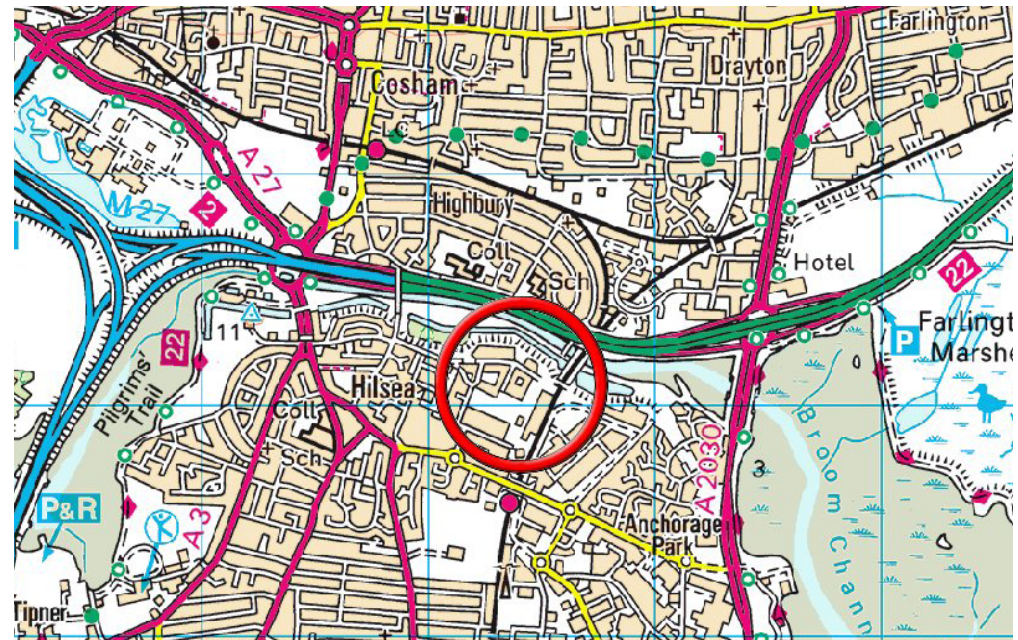
KEY FEATURES

- Situated in an **established industrial location**
- Easy access to the **M27/A27** south coast road network
- Currently configured as four interconnected units
- Ground floor 848 sq m (9,133 sq ft)
- Mezzanine 532 sq m (5,732 sq ft)
- Would suit **owner-occupier or investor**
- Loading area and **parking**
- Four long leasehold interests (circa **125 years** remaining)
- Price on application
- We understand the property is **not registered for VAT**.

LOCATION AND SITUATION

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 property is located in Ordnance Court which is part of the established **Venture Industrial Estate**. The estate has good access via Norway Road to the Eastern Road and Portsbridge roundabouts which connects to the M27/A27 south coast motorway network.



Floor	Description		
Ground	Unit 18	256 sq m	2,756 sq ft
Mezzanine	Offices	249 sq m	2,685 sq ft
Total		506 sq m	5,442 sq ft
Ground	Unit 19	127 sq m	1,367 sq ft
Mezzanine	Offices	125 sq m	1,351 sq ft
Total		252 sq m	2,718 sq ft
Ground	Units 20 & 21	465 sq m	5,009 sq ft
Mezzanine	Offices	158 sq m	1,696 sq ft
Total		623 sq m	6,705 sq ft
Grand Total		1,381 sq m	14,865 sq ft



DESCRIPTION AND ACCOMMODATION

The property comprises **four interconnected industrial/warehouse units**, with rendered painted elevations under a steel trussed northlight roof, which is supported on brick faced columns. The present occupier has constructed mezzanine floors throughout the accommodation, which is used as offices and storage.

Each unit benefits from a front loading door and three phase power.

Externally, there is loading at the front of each unit and **parking spaces** within the estate. There is also rear access and a **yard area** behind Units 18 and 19.

We have measured and calculated the accommodation to have the approximate **Gross Internal Area (GIA)** which is laid out within the table to the left.

We understand the whole property has a **Rateable Value (2017) of £52,000**. The property has an Energy Performance Certificate rating of **D (95)**.

TENURE

The property is held on four separate **150 year long leasehold interests** from 29 September 1994 at a fixed peppercorn rental (circa 125 years remaining).

The user clauses under the lease permits **Class B1 and B8 uses with ancillary offices**. The long leaseholder is obligated to contribute towards the upkeep of the estate. Copies of the long leases are available on request.

PRICE

We have been instructed to market the property with vacant possession with price on application.

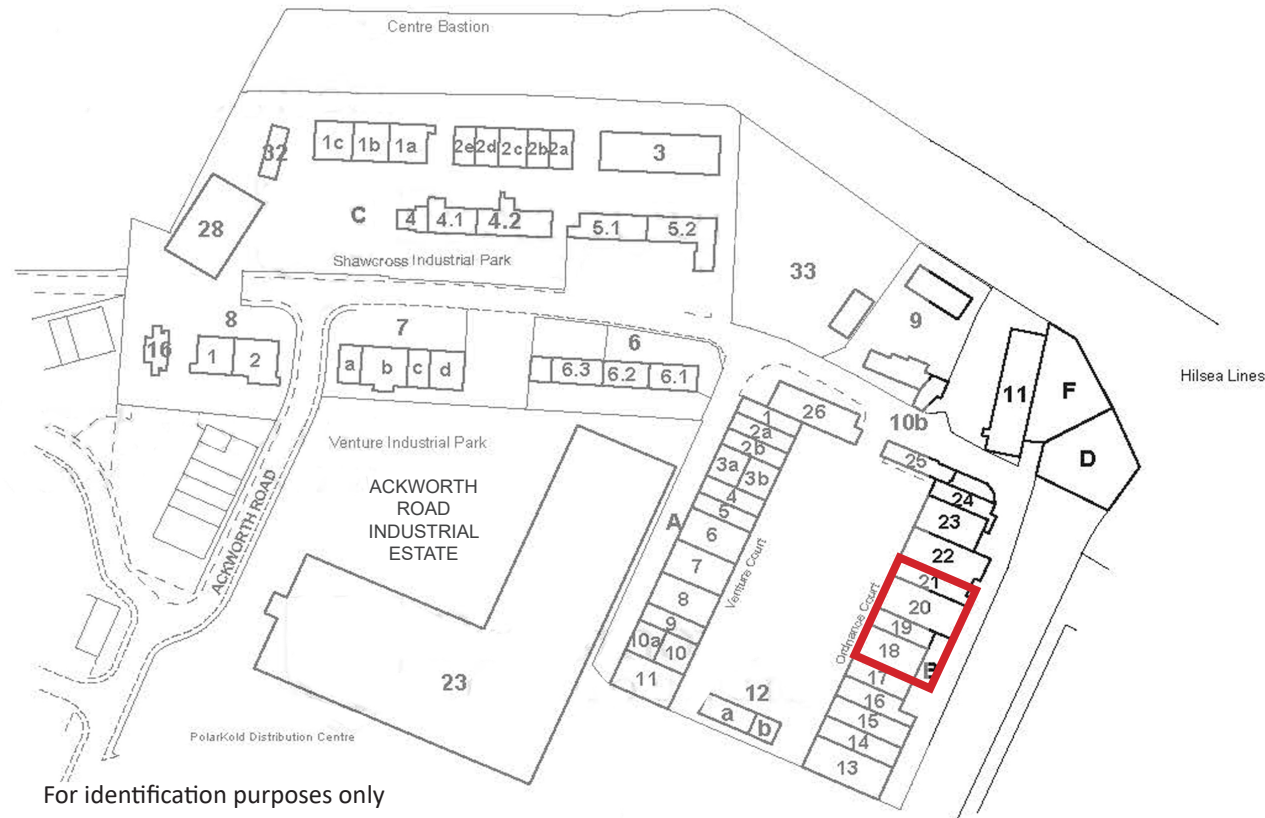
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ANTI-MONEY LAUNDERING REGULATIONS 2017

Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective Purchasers on transactions, which involve a capital value of 15,000 euro or more. We are also required to request proof of funds. Further information available on request.



SITE PLAN



FURTHER INFORMATION

Please contact the sole agents Flude Commercial incorporating Garner Wood:



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