



Development Site

"The Teardrop"
Port Way
Port Solent
Portsmouth
Hampshire

hughesellard.com

Prominent Roadside Development Site Suitable for a Variety of Uses – Warehouse & Distribution/Light Industrial/ Research & Development Offices

Location

"Teardrop" is prominently located on the M27 with a unique position centred within the slip roads accessed from Portway, Port Solent conveniently positioned off Southampton Road/A27 providing a superb location for both City Centre and motorway access. The site is in close proximity to Premier Marinas' 400 berth marina with associated leisure facilities, cinema, David Lloyd Leisure, restaurants. Junction 12 of the M27 is a popular and established commercial location with IBM UK headquarters located at the successful Lakeside office campus together with North Harbour Business Park, home to Blake Laphorn Solicitors, Land Rover and 24/7 Tesco Super Store. The site will suit a business seeking both excellent communications but also the opportunity to benefit from high profile being sited on the eastern gateway to the M27 motorway corridor.

Description

The site is approximately 5 acres and will be accessed from Port Way, Port Solent via an underpass to the motorway slip road. The site represents a high profile location for an occupier. There is an easement enabling an underpass to be constructed beneath the M27 link road providing access from Port Solent Estate Road - Port Way. A planning application will be required to suite an occupier's requirements. However, it is understood that Portsmouth City Council have responded favourably for a commercial development on this site for a variety of uses. However, it is believed that a warehouse/industrial building with ancillary offices would be best suited. The site is a "The Gateway" location to Portsmouth and the Solent corridor and the planning department will wish to have a strong influence on the design and nature of the scheme.

Price:

Subject to specification

Size:

Up to 100,000 sq ft

Tenure:

Leasehold or Freehold

Russell Mogridge

 rmogridge@hughesellard.com

 01329 222832



Development Site

“The Teardrop”
Port Way
Port Solent
Portsmouth
Hampshire

hughesellard.com

Accommodation

Indicative floor areas for a detached self contained secure warehouse facility as follows:

Accommodation	Sq M	Sq Ft
Warehouse	7810	84064
Offices	1532	16500
Total	9342	100,564

There will be associated yard and car parking.

Alternatively, our client will consider different size buildings under the above maximum and consider alternative uses.

Terms

The development opportunity is offered by way of a new 15 year full repairing and insuring lease. Rent on application and subject to the building specification.

We would be delighted to discuss all interested parties requirements.

Legal costs

Both parties to pay their own legal costs.

Viewing

Strictly by prior appointment through sole agents

July 2012

Misrepresentation Act

Whilst care has been taken in the preparation of these particulars, their accuracy is in no way guaranteed and they are not intended to form the basis of any contract

Regulated by RICS

Russell Mogridge



rmogridge@hughesellard.com



01329 222832