

To Let

Industrial Property

Industrial/Warehouse Unit

Unit 5, Mitchell Way, Portsmouth, Hampshire PO3 5PR



- 4,947 Sq Ft (459.59 Sq M)
- Prominent established industrial location
- Easy access to motorway network
- LED lighting



Unit 5, Mitchell Way, Portsmouth, Hampshire PO3 5PR

Location



Unit 5 Mitchell Way is located on the Airport Industrial Estate which is well established as one of Portsmouth's principal industrial locations having excellent access to the A27/M27/A3(M) road network via the Eastern Road (A2030) dual-carriageway.

Portsmouth City Centre is approximately 3 miles to the south and the International Ferry Port is within 2 miles to the south-east.

Description

The property comprises a mid terrace industrial/warehouse unit with outer brick and inner blockwork elevations beneath a shallow pitched roof.

The property benefits from two roller shutter loading doors and offices on the ground and first floors.

- Two loading doors of 3.1m x 5.1m (max)
- Eaves height of 6.17m
- Ridge height of 6.83m
- 3 phase power
- First floor offices
- Male and female WC facilities
- Kitchenette
- Parking and loading area

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas:

Floor Area	SQ FT	SQ M
Warehouse	4,444	412.86
First floor office	503	46.73
Total	4,947	459.59

VAT

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

Legal Costs

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

Business Rates

Rateable Value - £32,000

Rating Assessment Source - www.voa.gov.uk

Uniform Business Rate is £0.48p (2018/2019)

Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

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

Rent

£44,525 per annum, exclusive of rates, service charge, VAT and all other outgoings.

Service Charge

A service charge is payable for the maintenance and management of the estate.

Further details on request.

EPC

The Energy Performance Asset Rating is E118.

Joint Agents

Vail Williams

Tel: 023 8082 0900

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Guy Jackson

Lambert Smith Hampton

01489 663533

07525 631305

grjackson@lsh.co.uk

Robin Dickens

Lambert Smith Hampton

01489 579579

07977 519333

rdickens@lsh.co.uk

February 2019

**Lambert
Smith
Hampton**

01489 579 579

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.