

Units 2 and 3 The Skill Centre, Limberline Spur,  
Portsmouth PO3 5LF



# TO LET

## ■ Industrial /Warehouse Unit

Total 557.04 sq m (5,996 sq ft)

## ■ Key Features

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Four loading doors
- Maximum internal height 3.57 m
- 3 phase power and gas
- Parking
- Available on a new lease
- Consideration would be given to splitting the unit
- Unit to be refurbished
- Rent on application

## 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 accommodation to have the following approximate Gross Internal Areas (GIA):

Unit	Size (sq m)	Size (sq ft)	Height (m)	Loading Door (m)
2 North	298.96	3,218	3.57	3.36 w x 2.54 h
2 South	162.02	1,744	3.53	2.55 w x 3.22 h
3a (part)	96.06	1,034	3.17	3.36 w x 2.86 h
<b>Total</b>	<b>557.04</b>	<b>5,996</b>		

\* Consideration would be given to splitting the unit

## 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. Rent on application, but will be payable monthly in advance.

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

The landlord requires a **six month rent deposit**.

There is a service charge and building insurance, to be confirmed.

## Viewings and Further Information

Please contact the sole agents Flude Commercial:

**Flude Commercial**  
**chichester@flude.com**  
**01243 819000**



## VAT

We understand that the property is registered for VAT.

## Planning

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

## EPC

We understand the property has an EPC rating of E.

## Business Rates

Rateable Value (2017): £21,000 for the whole.

To be reassessed if the unit is split.

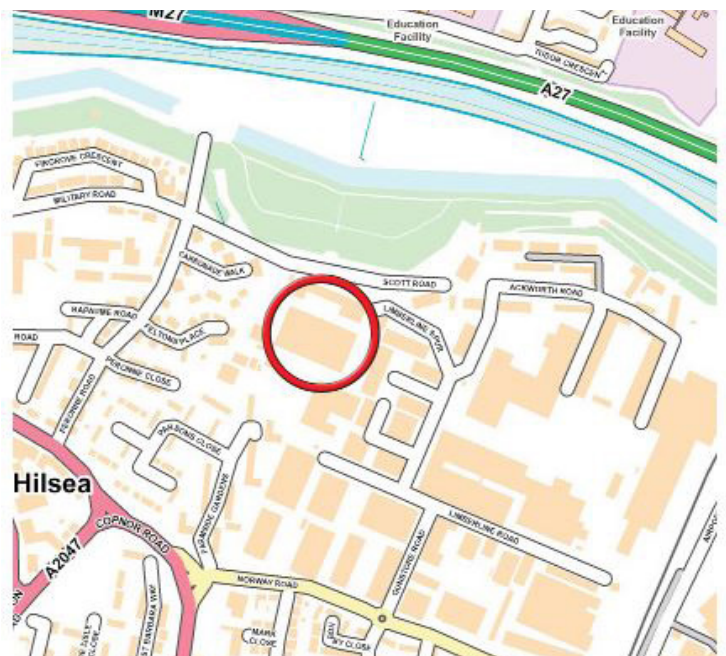
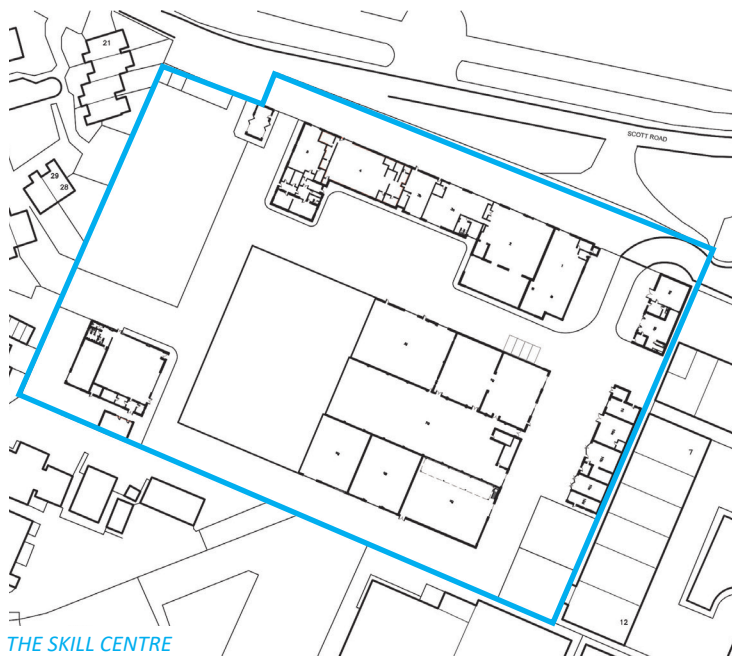
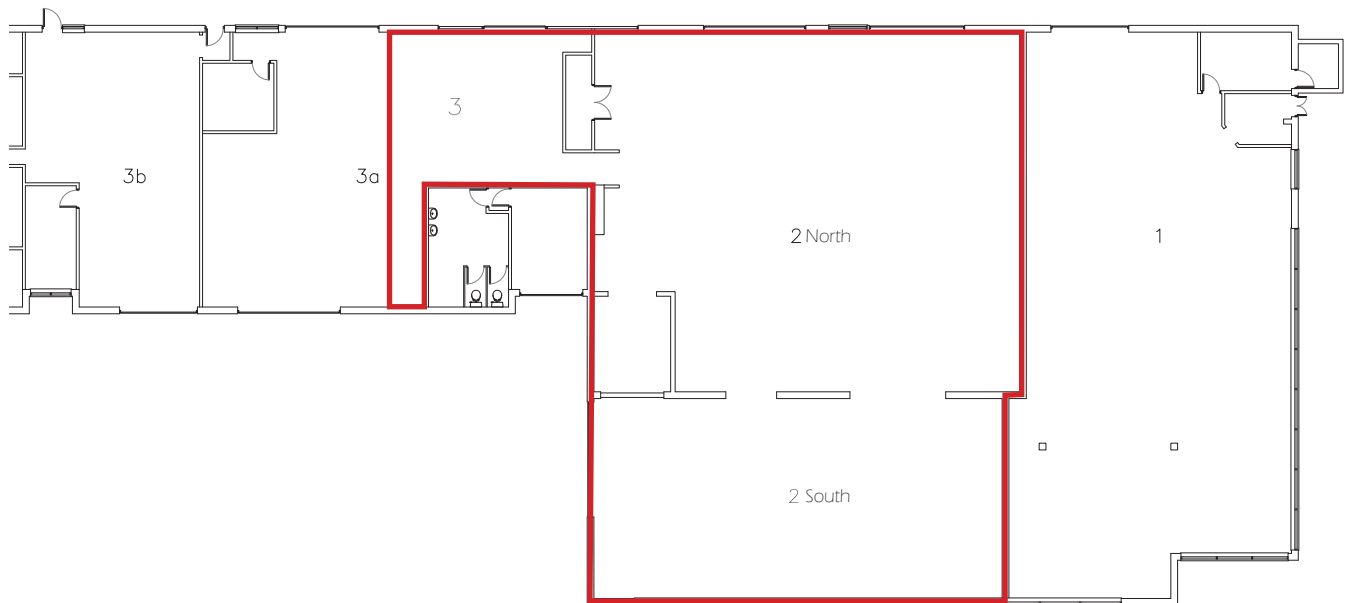
## Legal Fees

Each party to bear their own legal costs incurred.





## Location Maps and Plans



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 August 2018