



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET 466.30 sq.m (5,011 sq. ft)

**Unit 9 The Nelson Centre, Portfield Road, Portsmouth  
PO3 5SF**

**Modern Industrial/Warehouse Unit**



## KEY FEATURES

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Under Refurbishment

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Haunch height 6.54 m

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Eaves height 6.96 m

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Ridge height 8.24 m

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3.99 m wide by 5.09 m high  
electric up and over door

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10 car parking spaces plus  
communal car park

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1<sup>st</sup> floor offices

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LED warehouse lights

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Electric vehicle charging points

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**Hellier Langston**  
Ground Floor, E1 Fareham Heights  
Standard Way  
Fareham PO16 8XT

# TO LET

## Modern Warehouse/ Industrial Unit

### Description

The premises were constructed approximately 9 years ago to a very high specification. The unit is now under refurbishment to the following specification:

- 1 Electric up and over loading doors
- LED warehouse lighting
- 6.5 m haunch
- 6.9 eaves
- 8.24 m ridge
- First floor offices
- Electric wall mounted heating
- Double glazing
- Perimeter trunking
- Suspended ceilings and LED lighting
- Electric vehicle charging points

### Terms

A new lease is available on full repairing and insuring terms for a term to be agreed, subject to periodic rent reviews.

### Rent

£55,125 per annum exclusive.

### VAT

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

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following gross internal areas:

	sq. m.	sq. ft.
Ground Floor area	392.71	4,219
First Floor Offices	73.59	792
<b>Total:</b>	<b>466.30</b>	<b>5,011</b>

### Rateable Value

Warehouse and premises - £30,500

### Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

Rating: C-72

### Legal Costs

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

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# TO LET

## Modern Warehouse/ Industrial Unit



Examples of an Aviva refurbishment at The Nelson Centre

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## Modern Warehouse/ Industrial Unit

### Location

The Nelson Centre is located approximately 1 mile from the A27 which links into the M27/A3(M) road network. Portsmouth City Centre and the Continental Ferry Port are both approximately 3 miles from this property.

Southampton City Centre Docks and airport are approximately 20 miles west via the A27 and M27. London can be reached via the A27/A3(M) or the A27/M27/M3.

### Distances

Location	Miles	Kms
Farlington Roundabout A27	1.5	2.41
Hilsea Roundabout A27	1.7	2.74
Start of A3(M)	3.2	5.15
Portsmouth Docks	3.3	5.31
Southampton Dock Gate 20	27.7	44.57

### Viewing

Strictly by appointment through joint agents:

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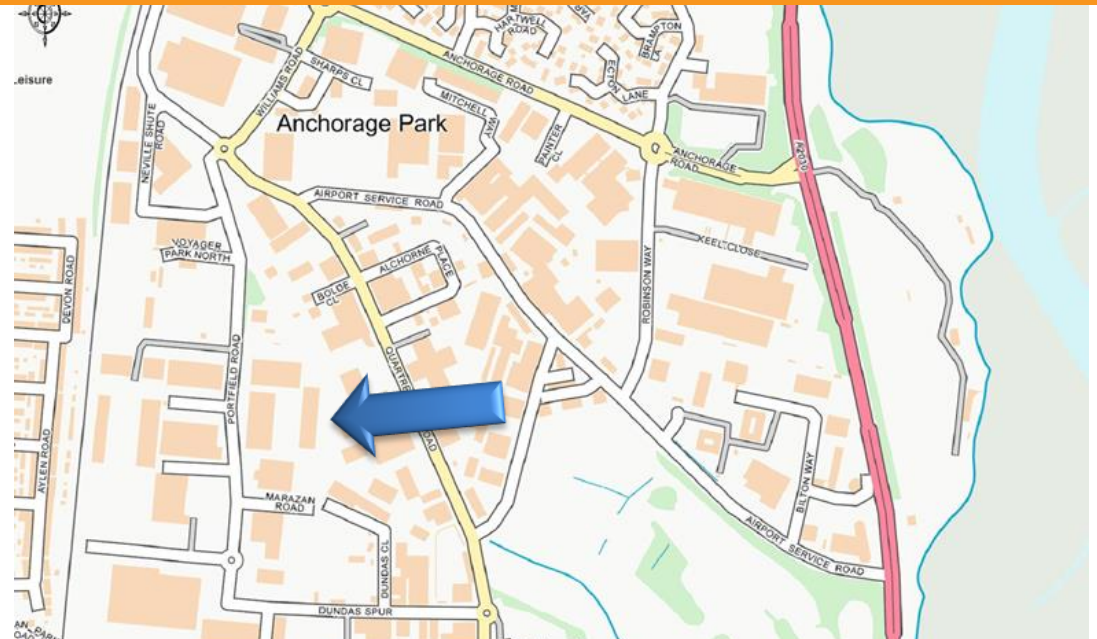
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