

PROPERTY PARTICULARS

TO LET

Secure Open Storage Land

0.50 - 10 acres (0.20 - 4.05 hectares)

Flexible Monthly Licence



**Land at Portsdown Hill,
James Callaghan Drive,
Portsmouth, PO6 3RU**

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

Subject to Contract

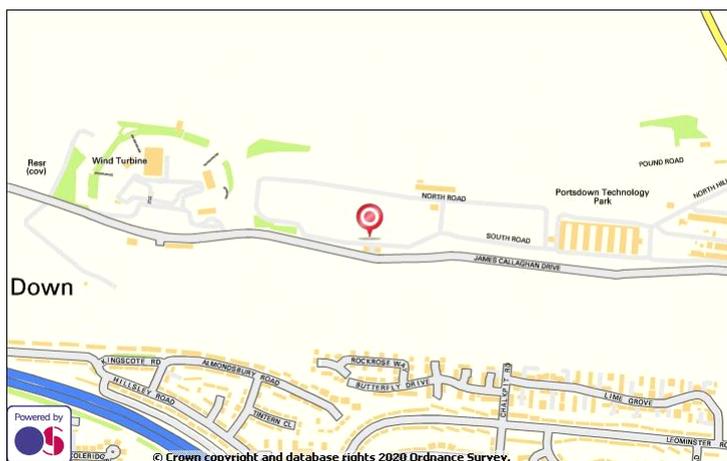
These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Keygrove
CHARTERED SURVEYORS

023 8063 5333

Land at Portsdown Hill, James Callaghan Drive, Portsmouth, PO6 3RU

LOCATION	The site is located on the northern side of James Callaghan Drive with access to the M27 Junction 12 via the A3 and M275 (3.1 miles approx) or Junction 11 via Portsdown Hill Road.		
DESCRIPTION	The site is accessed through security gates off James Callaghan Drive with an internal estate road leading to the open storage areas. Each plot is level with a mainly concrete or tarmac surface.		
ACCOMMODATION	Approximate site areas		
	Plot 1	LET	
	Plot 2	1.28 acres	0.52 hectares
	Plot 3	2.8 acres	1.13 hectares
	Plot 4	0.89 acres	0.36 hectares
	Plot 5	2.57 acres	1.04 hectares
	Total	0.50 - 10 acres	0.20 - 4.05 hectares
TERMS	The premises are available on a flexible monthly licence.		
RENT	Rent/licence fee on application		
RATES	To be assessed.		
LEGAL COSTS	Parties to pay their own legal costs.		
VAT	We are advised that VAT will be payable.		
VIEWING	Strictly by appointment through sole agents KEYGROVE CHARTERED SURVEYORS		
	Lauren Udall	023 8083 5964	lu@keygrove.com
	Andrew Archibald	023 8083 5961	ada@keygrove.com



Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at www.leasingbusinesspremises.co.uk.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966