



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**4 The Nelson Centre, Portfield Road,  
Portsmouth PO3 5SF  
High Spec Industrial/Warehouse Unit**



## KEY FEATURES

8,181 sq. ft. (760 sq.m.)

To be refurbished

7.06m to eaves

6.03m to haunch

8.35m to ridge

1 x electric up and over loading door 4 m wide by 5 m high

3 phase electricity

Gas supply

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

# To Let

## High Spec Industrial/Warehouse Unit

### Description

Unit 4 benefits from a ground floor warehouse with up and over roller shutter door and electrically operated rear loading doors. The ground floor also offers offices and a kitchen; the first floor consists of open plan offices. There are male/female and disabled WC facilities.

### Specification

#### Warehouse Areas

- 7.06 m to eaves
- 6.03 m to haunch
- 8.35 m to ridge
- 1 x electric up and over loading door 4 m wide by 5 m high
- Warehouse lighting
- 10% daylight panels
- Insulated profile metal sheet roof and elevations
- Internal blockwork walls to eaves
- 3 phase electrical supply
- Mains gas connection
- Mains water and drainage

#### Offices and Ancillary Area

- 1<sup>st</sup> floor offices
- Carpet
- Gas central heating
- Suspended ceilings with recessed diffused lighting
- Reception area
- Kitchen/rest area
- GF floor Male, Female and Disabled WC

### Accommodation

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

	sq.ft.	sq. m.
GF Warehouse/Office/Kitchen	6,953	646
First Floor Open Plan Offices	1,228	114
<b>Total:</b>	<b>8,181</b>	<b>760</b>

### Terms

A new full repairing and insuring lease on terms to be agreed.

### Rent

On application.

### Rateable Value

Warehouse and premises - £47,500

Source:

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

### Energy Performance Certificate

Rating – C61

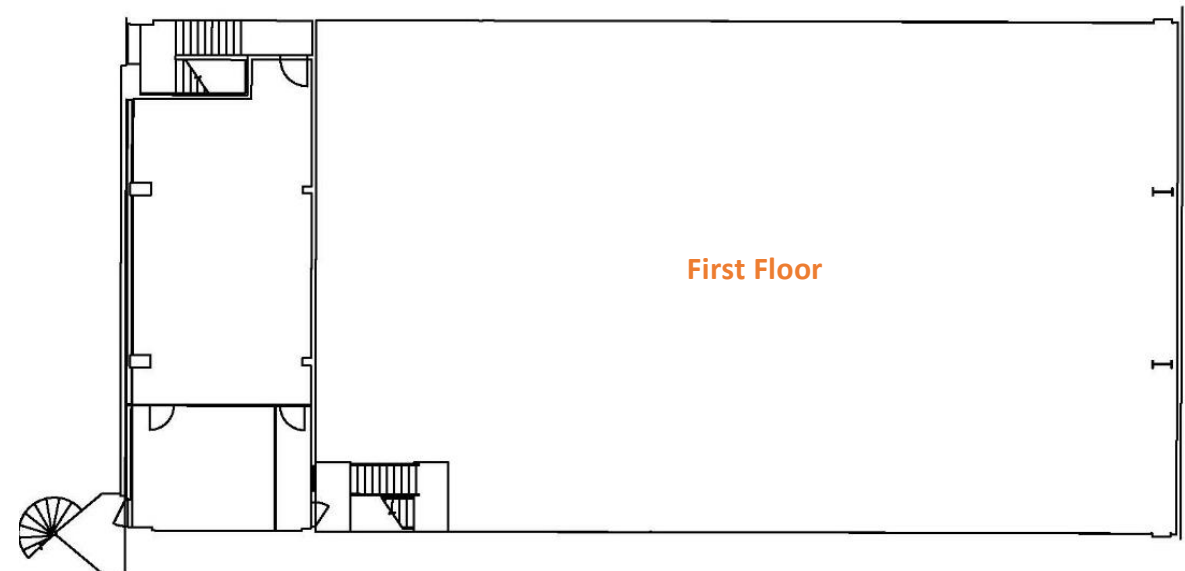
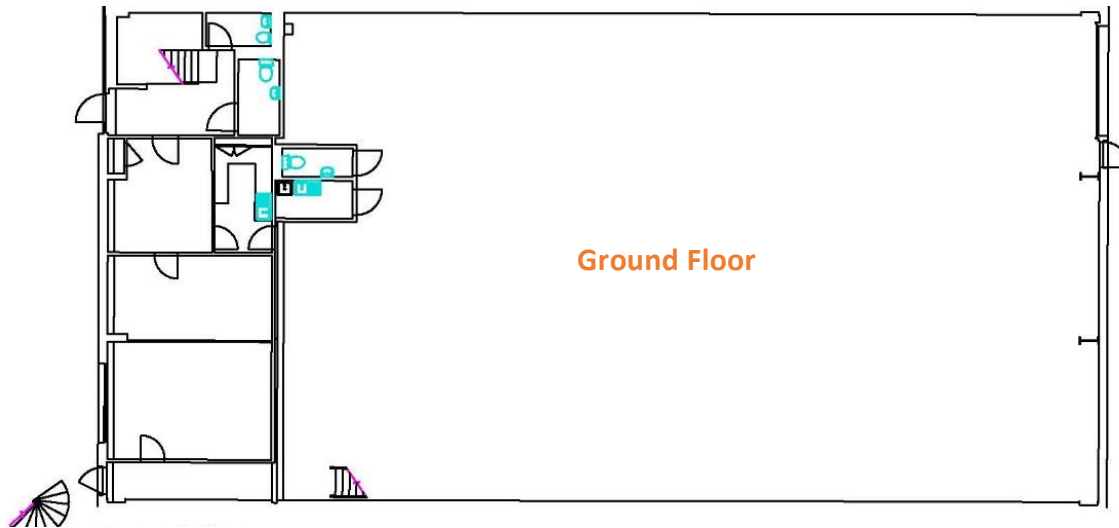
### Legal Costs

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

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### 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

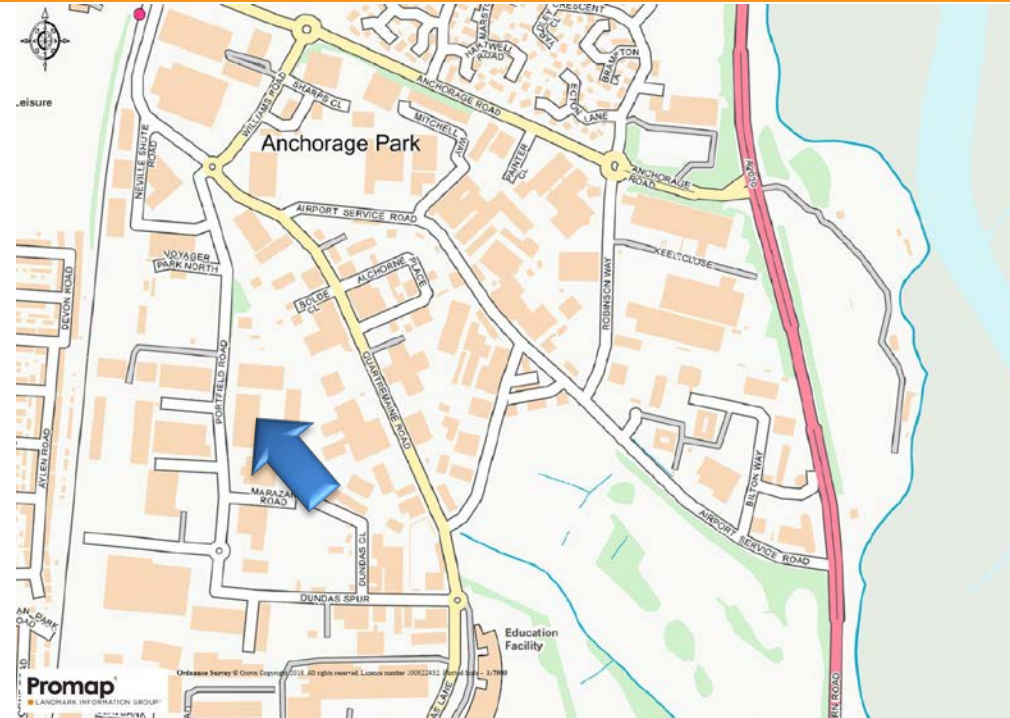
Location	Miles	Kms
Farlington Roundabout A27	1.5	2.41
Hilsea Roundabout A27	1.7	2.74
Start of A3(M)	3.2	5.15
Portsmouth Docks	3.3	5.31
Southampton Dock Gate 20	27.7	44.57

### Viewing

Strictly by appointment through joint agents:

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