

MOUNTBATTEN BUSINESS PARK

3 GROVE ROAD, MOUNTBATTEN BUSINESS PARK
FARLINGTON, PORTSMOUTH, PO6 1LX

**PROMINENTLY LOCATED WAREHOUSE/TRADE COUNTER BUILDING
TO LET**
19,522 sq ft (1,813 sq m)



- Prominent roadside location
- Easy access to A27/A3(M)
- Local amenities
- Loading door 3.67m (w) x 3.67m (h)
- Max eaves height 3.57m
- Loading and parking at the front
- Alternative uses will be considered subject to necessary planning consent

DESCRIPTION

The building comprises an industrial/warehouse building fronting onto Grove Road with a two-storey office building attached, benefiting from an entrance and reception area. There are car parking and loading areas to the front, with a full height loading door. The internal industrial/warehouse space is mainly open plan, and the offices are mainly cellular in layout, overlooking Jackson Close.

ACCOMMODATION

The following areas are measured in accordance with the RICS Code of Measuring Practice.

DESCRIPTION	SQ FT	SQ M
Ground and First Floor offices	5,524	513
Warehouse/Industrial	13,998	1,300
TOTAL GIA	19,522	1,813

LOCATION

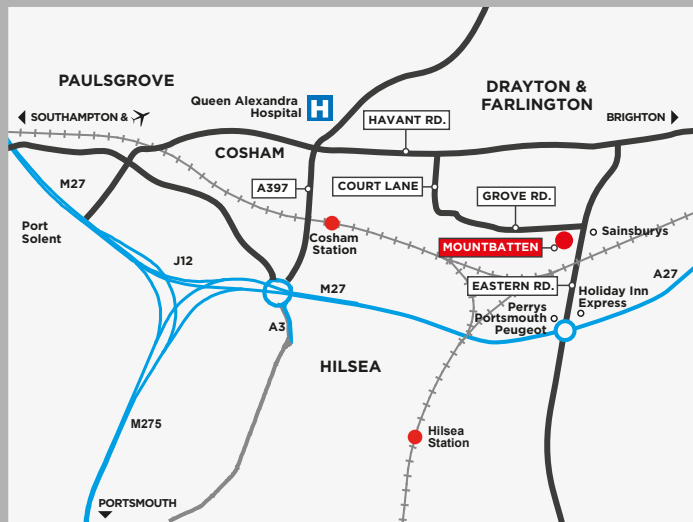
The property is located in a prominent roadside position on the corner of Jackson Close and Grove Road, a short distance from the west side of the A2030 Eastern Road, which provides access to Portsmouth City Centre and Southsea. There is a Sainsbury's food store and the established retail and industrial area of Fitzherbert Road to the East of the A2030 Eastern Road.

The A27 nearby provides access to Chichester and Brighton to the East, Southampton and the M27 to the West, and the A3(M) and London to the North.

Situated next to Mountbatten Business Centre, a modern development of trade counters and industrial units, the corner position of the building provides excellent exposure to the regular customer base of current occupiers, including Euro Car Parts, Electric Centre, Halfords MOT Centre and Plumbase. The catchment area to the North and West are predominantly residential.

TENURE

The unit is available on a new full repairing and insuring lease for a term to be agreed.



RENT

£115,000 per annum exclusive of rates and VAT (if applicable).

EPC

Energy Performance Rating: E49. Reference Number: 8991-6425-6040-9298-6026

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £89,000.

However, we would advise any interested party to confirm the accuracy of this information.

SERVICES

Vail Williams LLP and Lambert Smith Hampton have not checked and do not accept responsibility for any services within the property, and would suggest that any incoming tenant or occupier satisfies themselves in this regard.

LEGAL COSTS

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

For further information or to arrange a viewing, please contact one of the joint sole agents below:

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- PLUMBASE

JACKSON CLOSE

3 GROVE ROAD

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