



1 Interchange Park, Robinson Way, Portsmouth, PO3 5QD

Modern Self Contained Commercial Unit Suitable for a Variety of Uses (STP)

Summary

Tenure	To Let
Available Size	6,779 sq ft / 629.79 sq m
Rent	£75,000 per annum
Business Rates	To be re-assessed
EPC Rating	C (53)

Key Points

- Well Located just off the Eastern Road
- Established Industrial Estate
- Hi-tech Modern Unit
- Prominent Location
- M27 1 Mile Away
- Generous Parking Provision of Approx. 30 spaces

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Description

The subject property is a semi-detached unit with a self contained yard area with parking for approximately 34 cars. The unit is a two storey structure suitable for office use throughout or light production / assembly on the ground floor and office on the first floor.

The building benefits from having a disabled w.c. on the ground floor and a further 2 w.c.'s with wash hand basins on the first floor.

Location

Interchange Park is an established industrial estate located within 1 mile of the M27 via the Eastern Road (A2030). Portsmouth City Centre and Continental Ferry Port are both approximately 2 miles to the west via the M27. London can be reached via the A3M or the M3.

The City of Portsmouth's considerable commercial and leisure opportunities have led several major companies to locate here including GKN, Airbus, Pall Corporation, BAE Systems, Astrium and QinetiQ.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,294	306.02	Available
1st	3,484	323.67	Available
Total	6,778	629.69	

Specification

- * Steel Portal Frame Construction
- * Solid Concrete Floor (Ground Floor)
- * GF Floor to Ceiling Height 2.5m (to ceiling grid)
- * GF Workshop benefits from suspended Ceiling, LED Lighting Panels, Aluminium Double Glazing & Central Heating System
- * First Floor benefits from various Meeting Rooms, Mainly Open Plan environment, Suspended Ceiling, LED Lighting with a floor to ceiling grid height of 2.54m and also benefits from Floor Boxes, Concrete Floor and Perimeter Trunking.
- * Outside Parking for approx. 34 vehicles

Terms

Available on a new Full Repairing Insuring Lease to be excluded from the Provisions of the Landlord & Tenant Act 1954 at a rent of £75,000 per annum

Business Rates

You are advised to make your enquiries to the local authorities in this regard before making a commitment.

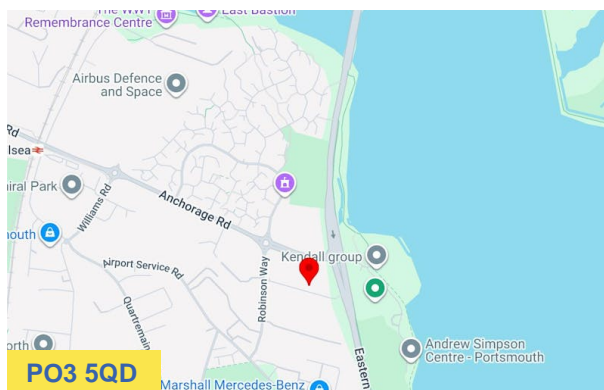
Other Costs

Service Charge & Buildings Insurance payable by the tenant.

Legal Costs - Each party to bear their own costs incurred.

VAT - Unless stated otherwise VAT is applicable to all costs and rents.

Please enquire as to the correct planning use.



Viewing & Further Information

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