

**\*FLEXIBLE LEASE TERMS CONSIDERED\***



## Unit 1 Fairway Business Centre, Airport Service Road, Portsmouth, PO3 5NU

Light Industrial Unit with First Floor Office

### Summary

Tenure	To Let
Available Size	1,420 sq ft / 131.92 sq m
Rent	£19,000 per annum
Rates Payable	£7,235.50 per annum
Rateable Value	£14,500
EPC Rating	E (115)

### Key Points

- Self Contained
- Good Location with easy Access to A27
- Kitchen Area
- Flexible Lease Terms
- First Floor Offices
- Loading Bay and Allocated Parking
- No Motor Trade

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# Unit 1 Fairway Business Centre, Airport Service Road, Portsmouth, PO3 5NU

## Description

The property comprises an end of terrace steel portal frame industrial unit faced in profile cladding with sections of block masonry. Access to the unit is via a roller shutter and personnel door.

The premises benefits from three allocated parking spaces and a loading bay. This property also benefits from a first floor office space and workshop on the ground floor. The property has a three phase electrical supply and gas central heating. There is a WC and kitchen area on the first floor and a further WC and wash hand basin on the ground floor.

## Property Highlights / Amenities

- Build Status: 2nd Hand - Existing
- Total parking spaces: 3

## Location

Airport Service Road forms an integral part of the Airport Industrial Estate with access immediately off the Eastern Road (A2030). Eastern Road links directly with the M27, A27 and the A3(M).

Fairways Business Centre is on the left side (south) off the Airport Service Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	710	65.96	Available
1st - Office	710	65.96	Available
<b>Total</b>	<b>1,420</b>	<b>131.92</b>	

## Specification

- \* Floor to Ceiling Height 2.77m
- \* Manual Up & Over Loading Door 2.40m (h) x 2.94m (w)
- \* Concrete Floors
- \* Strip & LED Lighting
- \* Gas Supply & Central Heating
- \* 3 Phase Power
- \* 2 x WCs Each With Wash Hand Basins
- \* Kitchen Area

## Terms

Available on a new full repairing insuring lease for a term to be agreed at a rent of £19,000 per annum

\*Flexible Lease Terms Considered\*

## Rateable Value

Rateable Value £14,500

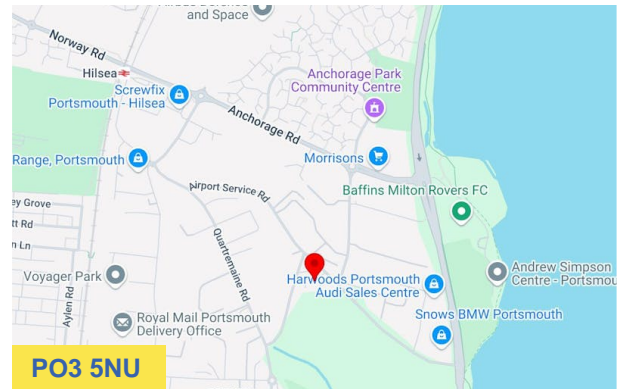
You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

## Other Costs

Service Charge & Buildings Insurance will be payable - further details on request.

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

VAT - Unless otherwise stated all costs & rents are exclusive of VAT.



## Viewing & Further Information

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