

REFURBISHED

# PIONEER PARK

## UNIT 9 AVAILABLE TO LET

6,728 sq ft (625 sq m)

VOYAGER PARK SOUTH, PORTFIELD RD  
PORTSMOUTH, PO3 5GF



| 9.6m eaves height

| 37.5Kn sq m floor loading

| Fully fitted offices

| Electric loading door



## Location

Pioneer Park is located on Portfield Road and forms part of the established Airport Industrial Estate, Portsmouth's premier industrial, warehousing and distribution location. The park benefits from good access to the A27, which in turn provides direct access to Southampton and to the West via the M27 and London and Guildford via the A3(M). Journey times have been improved by the opening of the Hindhead Tunnel.

## Description

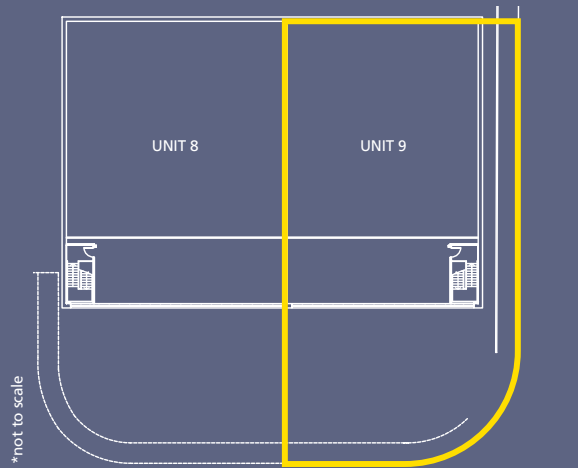
A new modern end of terrace industrial warehouse, which is constructed via a steel portal frame with insulated clad elevations. The unit benefits from a clear span open warehouse which is accessed via an electric roller shutter door, leading to an allocated yard area and parking. Fully fitted first floor office along with WC facilities are provided.

## Specification

- Electric full height loading door
- 37.5Kn sq m floor loading
- 15% warehouse roof lights
- 9.6m eaves height
- Fully fitted office
- 6 car parking spaces
- Landscaped estate
- Solar electricity supply from photovoltaic panels

## Accommodation (GEA)

Unit 9	SQ FT	SQ M
Ground floor	5,476	509
First floor office	1,252	116
<b>Total</b>	<b>6,728</b>	<b>625</b>



## Rates

The unit has a rateable value of £63,000.

## Legal Costs

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

## EPC

A-24 – Copy available at request.



## Terms

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

## Rent

On application.

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Hampton**

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