



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

### MID TERRACE INDUSTRIAL UNIT

#### Summary

Tenure	To Let
Available Size	1,784 sq ft / 165.74 sq m
Rent	£21,000 per annum
Rates Payable	£9,157.50 per annum
Rateable Value	£16,500
EPC Rating	EPC exempt - EPC has been commissioned, will be available

#### Key Points

- Self Contained Unit
- Three Phase Electricity
- Not suitable for Motortrade or Gym Use
- Mezzanine Floor Providing Offices
- Allocated Parking

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## Description

The property comprises a mid-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 two allocated parking spaces and a loading bay. This property also benefits from a large mezzanine office space and workshop with three phase power, solid concrete floor along with a WC and kitchen area to the rear of the property.

## 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 of the following

Name	sq ft	sq m	Availability
Ground - Warehouse	1,265	117.52	Available
1st - Mezzanine Office	519	48.22	Available
<b>Total</b>	<b>1,784</b>	<b>165.74</b>	

## Terms

The property is available to let by way of a new full repairing and insuring lease on terms to be agreed at a rent of £21,000 per annum

## Business Rates

Rateable Value £16,500 from 1st April 2026

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

## Other Costs

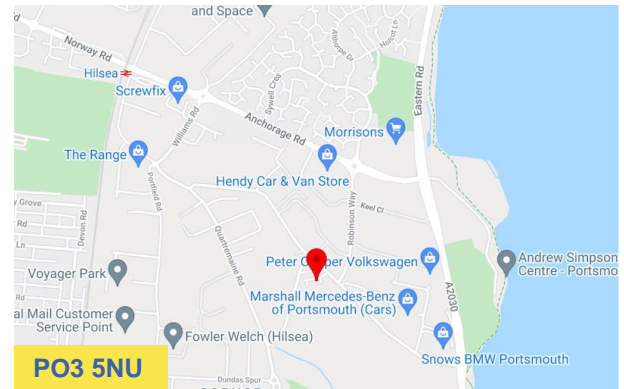
Legal Costs - Each party to be responsible for their own costs incurred in the transaction

VAT - Unless otherwise stated all costs and rents are exclusive of VAT

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

## Please Note

The photographs used in these marketing particulars were from 2021, prior to the current letting. Please note these photographs are for reference only, we have been informed that the building will be brought back into similar condition.



## Viewing & Further Information

Tom Holloway  
023 9237 7800 | 07990051230  
tom@hi-m.co.uk

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