



UNITS 1, 4, 5 AND 6 MERLIN PARK, PORTSMOUTH, PO3 5FU

INDUSTRIAL / WAREHOUSE TO LET

8,191 TO 49,934 SQ FT (760.97 TO 4,639.02 SQ M)



Summary

Modern Industrial/Warehouse Units

Available Size 8,191 to 49,934 sq ft

Rent Rent on Application

Business Rates For business rates information please visit the Valuation Office Agency website - www.voa.gov.uk.

EPC Rating Upon Enquiry

- 2.8 miles from J12, M27
- BREEAM rating Very Good
- 18m deep yards with car and motorcycle parking spaces
- 9m minimum clear internal height
- Modern fitted first floor comfort cooled offices
- Kitchenettes and WCs with shower facilities
- Floor loading 37.5kN/m²
- B1, B2 and B8 users



Location



Units 1, 4, 5 And 6 Merlin Park, Airport Service Road, Portsmouth, PO3 5FU

Merlin Park occupies a prominent location at the junction of Williams Road and Airport Service Road on the Airport Industrial Estate in Portsmouth. Its close proximity to the A2030 Eastern Road provides direct access to the A27 which has further links to the M27, A3(M) and the City Centre via the M275. The Continental Ferry Port and Naval Dockyard are both within 4 miles.





Further Details

Description

The subject units are located on Merlin Park, situated on the Airport Industrial Estate. The units were constructed in 2019 and were built to a high specification with first floor fitted offices. The units benefit from dedicated entrance lobbies with glass frontage, shower facilities on the ground floor, kitchenettes and surface level loading doors.

Accommodation

The accommodation comprises the following Gross External Areas:

Name	sq ft	sq m	EPC	Availability
Unit - 1	8,191	760.97	B (26)	Available
Unit - 4	16,761	1,557.15	A (23)	Available
Unit - 5	15,147	1,407.20	A (23)	Available
Unit - 6	9,835	913.70	A (25)	Available
Total	49,934	4,639.02		

Terms

The units are available to lease on an FRI basis on terms to be agreed.

VAT

All prices, premises and rents, etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required







Enquiries & Viewings



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**Vail
Williams**

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