



**Unit 14 & 15 Limberline Spur, Hilsea Industrial Estate,  
Portsmouth, PO3 5JW**  
Industrial / Warehouse Unit

### Summary

|                |  |
|----------------|--|
| Tenure         | To Let   |
| Available Size | 2,023 sq ft / 187.94 sq m  |
| Rent           | £27,500 per annum  |
| Business Rates | To be reassessed   |
| EPC Rating     | EPC exempt - Currently being constructed or undergoing major refurbishment |

### Key Points

- No Motor Trade
- Located 1.5 miles from M27/A27 Road Network
- Available on a New FRI Lease
- Allocated Parking
- Situated on an Established Industrial Estate
- Variety of Uses Considered
- Available from 2025 following partial-refurbishment

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# Unit 14 & 15 Limberline Spur, Hilsea Industrial Estate, Portsmouth, PO3 5JW

## Description

The subject premises is a double terrace industrial unit of steel portal frame construction under a pitched roof with roof lighting. The unit benefits from having two loading doors, office/storage space, w.c's with wash hand basin & tea points.

There is parking for 8 cars at the front, with apron loading

Available from 2025 following partial-refurbishment.

## Location

Portsmouth is located approximately 20 miles east of Southampton and 70 miles South West of London. The city benefits from excellent road communications being situated at the M27 / A27 junction, which links to the M3 and A3(M) which provides access to London and the wider national motorway network.

Limberline Spur is situated in an established industrial location within Hilsea which is accessed off Norway Road via Gunstore Road.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Unit - 14    | 1,001        | 93            | Available    |
| Unit - 15    | 1,022        | 94.95         | Available    |
| <b>Total</b> | <b>2,023</b> | <b>187.95</b> |              |

## Specification

Properties to be partially-refurbished, current specifications:

- \* Minimum Eaves Height 4.59m
- \* 2.54(w)m x 3.85(h)m x2 Loading Doors
- \* x8 Allocated Parking Spaces (tbc)
- \* Solid Concrete Floors
- \* LED Strip Lights (on refurbishment)
- \* Three Phase Power

Refurbishment (tbc):

- LED lighting
- Floors, walls and internal roof to be cleaned and made good
- Mezzanines to be removed
- Removal of all previous tenant adaptations, and gas heaters
- Loading doors can be altered

## Terms

Available on a new effective Full Repairing Insuring Lease for a term to be agreed, at a rent of £27,500 pax

## Rateable Value

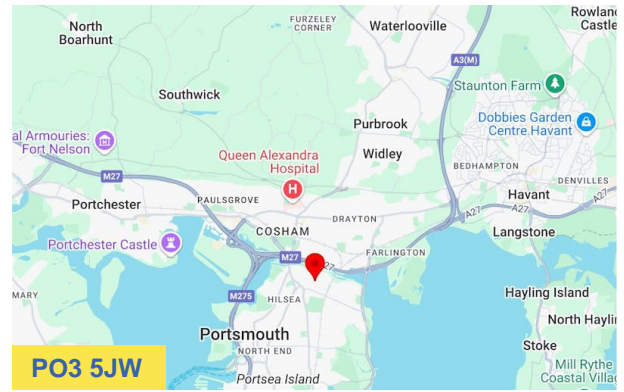
Rateable Value: TO BE REASSESSED

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

## Other Costs

Service Charge - £335.90 pa for the current term.

Buildings Insurance - £809.92 pa for the current term.



## Viewing & Further Information

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Legal Costs - The tenant will pay reasonable costs incurred in connection with the letting.

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

