



The Skill Centre, Unit 8B  
Limberline Spur, Portsmouth, Hampshire, PO3 5LF

**TO LET**

## Industrial/Warehouse Unit GIA - 3,058 sq ft

### Key Features:

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Loading door 4.18m high by 3.57m wide
- Minimum eaves height 5.28m
- Three phase electric
- Rent £3,054 pcm
- New FRI lease available
- Five parking spaces





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## Location

Portsmouth is located approximately 19 miles south 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 M3 and A3(M) and provides access to London and the wider national motorway network.

The Skill Centre is situated in an established industrial location on Limberline Spur which is accessed from Norway Road via Gunstore Road. It is approximately 1.5 miles from the M27/A27.

## Description

The property comprises an open-plan industrial/warehouse unit with a minimum eaves height of approximately 5.28 m, providing excellent internal working space. There is access via a electric loading door measuring around 4.18 m high by 3.57 m wide. The unit benefits from three-phase electricity and is supported by five dedicated parking spaces.

## Accommodation

The property comprises a self-contained industrial/warehouse unit with an approximate GIA:

Area	Sq Ft	Sq M
Ground Floor	3,058	284.09
Total	3,058	284.09

## EPC

Available on request.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

10 December 2025

## Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

## Terms

The unit is available to let by way of a new (effectively) full repairing and insuring lease for a minimum term of three years at a commencing rent of £3,054 per month exclusive. Rent payable monthly in advance. The landlord requires a six month rent deposit.

Each lease will be excluded from the security of the tenure provisions of Part II of the Landlord and Tenant Act 1954.

There is a service charge (£203 pcm) and building insurance (£80 pcm).

## Business Rates

Rateable Value (2023): £22,000.

## VAT

We understand the property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

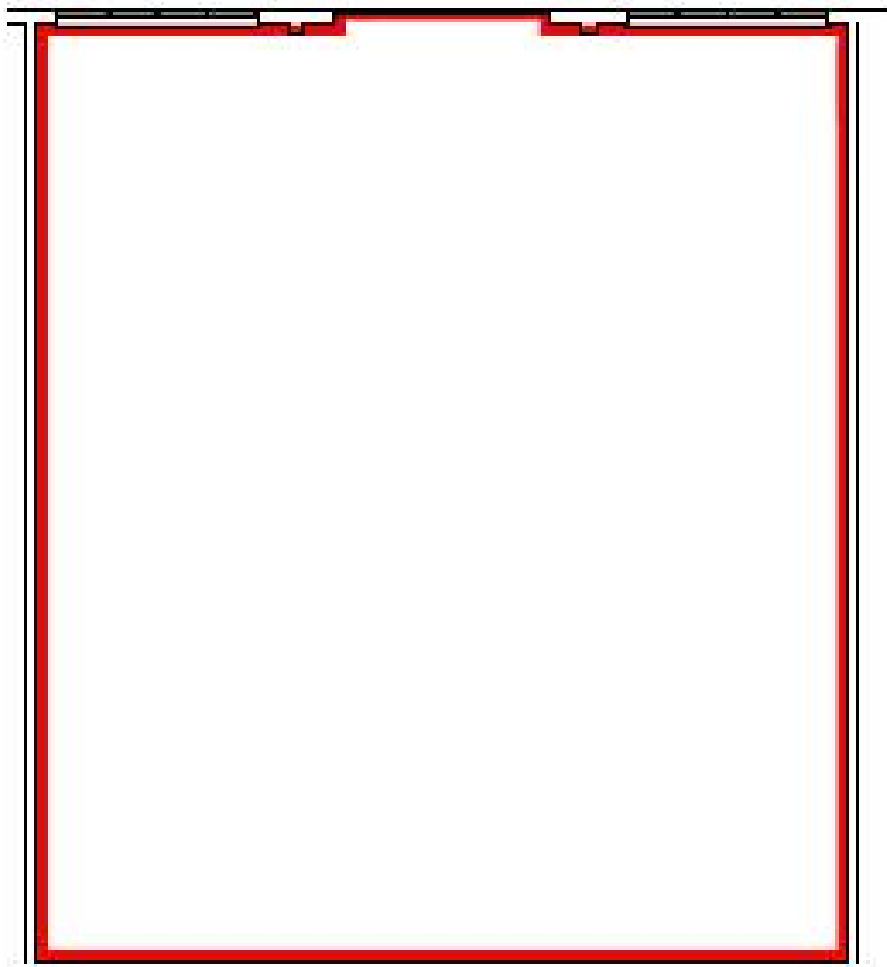
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## Floor Plan



GROUND FLOOR

For identification purposes only.