



Unit 3.1 Central Point

KIRPAL ROAD, PORTSMOUTH, PO3 6FH



TO LET

Industrial/Warehouse in Prominent Position on Industrial Estate

Trade Counter (Subject to Planning)

Good Access to A27, M27 and A3(M)

4,366 sq ft (405.61 sq m)

Description

The property occupies a prominent position on an end terrace of light industrial units formerly used as a trade counter by Rexel Senate and latterly by Spinnaker Waste and Portsmouth Flooring. Other tenants include GSF Car Parts, Antel Ltd, Aura Fabric, SSH Flooring, Delta Ventilation, Easy Networks and MR Electrical. The accommodation has been fitted out with trade counter and offices, kitchenette and WC together with clear span warehouse area with additional mezzanine floor. There is a wide 4 metre electric roller shutter door and the eaves height is 4.7 metres.

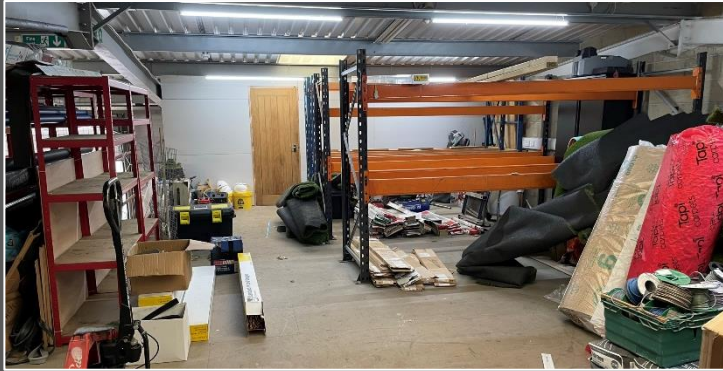
Specification

- 4.7m eaves
- 4m electric roller shutter door
- Mezzanine floor
- Kitchenette
- 6 car parking spaces
- B1 & B8 use
- 2.5 miles from A27 with easy access to M27 and A3(M)
- EPC – C66



Floor Area	Sq Ft	Sq M
Ground	3,076	285.77
Mezzanine	1,290	119.84
Total Floor Area	4,366	405.61









Location

Central Point is located immediately off the A2030 Eastern Road (the main arterial route in and out of Portsmouth City Centre), located next to Portsmouth Ambulance Station. Central Point is a popular and established industrial unit.

Terms

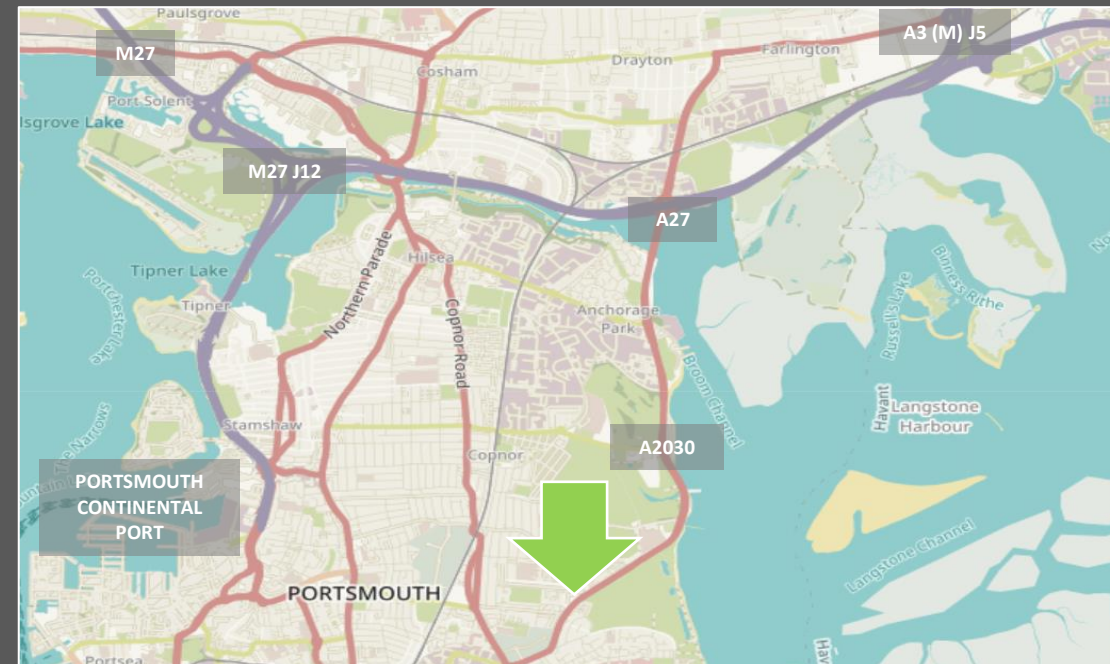
The property is available to let at £40,000 per annum exclusive on a new FRI lease for a term to be agreed. The estimated service charge is £230 per quarter.

Planning

Authorised use is for B1 & B8 with no working restriction and allows a small element of trade counter as long as ancillary to the main B1 & B8 use. The tenant should satisfy themselves in respect to planning use for trade counter.

Business Rates

Rateable Value - £23,500. All enquiries to Portsmouth City Council [Find a business rates valuation - GOV.UK \(www.gov.uk\)](#)



Unit 3.1 Central Point, Kirpal Road, Portsmouth

SAT NAV: PO3 6FH

Destinations	Miles
A27 junction with A2030 Eastern Road	2.5
Junction 12, M27	4.1
Junction 5, A3 (M)	4.1
Portsmouth Continental Port	2.5
Port of Southampton	29.9
Southampton International Airport	21.3

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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