

TO LET

826 Sq Ft

- Business Rates Relief
- Located 1.5 miles from M27/A27
- Loading door 2.44m wide by 2.01m high
- Internal height 2.46m
- Ample car parking
- Single phase electric



020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 5B, SKILL CENTRE, LIMBERLINE SPUR, HILSEA, PORTSMOUTH, HAMPSHIRE, PO3 5LF

Unit 5B comprises a compact industrial / warehouse unit extending to approximately **826 sq ft (76.74 sq m)**. The property provides open-plan accommodation suitable for a range of light industrial, storage and workshop uses. The unit benefits from **single-phase electricity, WC facilities**, and an **electric roller shutter loading door**, together with **dedicated parking spaces**.

The unit offers practical and functional business space within an established industrial setting and is available for immediate occupation. The internal height is approximately **2.49 metres**.

The property is situated within **The Skill Centre, Limberline Spur**, an established industrial location approximately **1.5 miles from the M27/A27**, providing convenient access to Portsmouth and the wider motorway network. Nearby rail connections include **Hilsea Station**, approximately **0.4 miles** away, and **Cosham Station**, approximately **0.6 miles** away.

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 via the **M27/A27**, which link with the **M3** and **A3(M)** and provide access to London and the wider national motorway network.

The Skill Centre is situated on **Limberline Spur**, accessed from **Norway Road via Gunstore Road**, and is approximately **1.5 miles from the M27/A27**.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property has the following approximate Gross Internal Area:

Ground Floor: 826 sq ft (76.74 sq m)
Total: 826 sq ft (76.74 sq m)

VAT

We understand that the property is **registered for VAT**.

Planning Information

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

Additional Information

Rent

£1,170 Per Month

Viewing

Strictly by appointment through the assetmanager

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