

## INDUSTRIAL UNIT – TO LET



Unit 3, Aspen House, Airport Service Road, Portsmouth PO3 5RA

Rent: £35,000 per annum exclusive

311 sq. m (3,343 sq.ft)

- Ground Floor Industrial Unit
- To Let
- Allocated Car Parking
- Shutter Access (x2)
- Convenient Access (M27, M275, A27, A3(M))

## Description

The property comprises industrial, workshop and office accommodation over the ground floor with kitchen and toilet facilities.

The building benefits from two loading doors, in addition to pedestrian access and allocated car parking.

The premises has a three-phase electrical supply.

## Location

The property is situated within Portsmouth a major regional hub for commercial activity, and home to a large port. The city forms part of the ever-expanding south coast conurbation between the cities of Southampton to the west and Chichester to the east.

Aspen House occupies a prominent position along Airport Service Road on the Airport Industrial Estate in Portsmouth. It is within close proximity to the Eastern Road which provided direct access to the A27, linking to the city centre via the M275, A3 (M) and the M27.

The property is located approximately half a mile from Hilsea Train Station and 4 miles from Portsmouth Ferry Port.

## Rent

The property is available to let on terms to be agreed at a guide rent of £35,000 per annum exclusive.

## Business Rates

The property has a current rateable value (01 April 2023 to present) of £23,250.

## Service Charge

Further details are available on request.

## Legal Costs

Each party to bear their own costs.

## Services

The property has mains connections to gas, electricity, water and drainage.

## VAT

We understand the property is VAT elected.

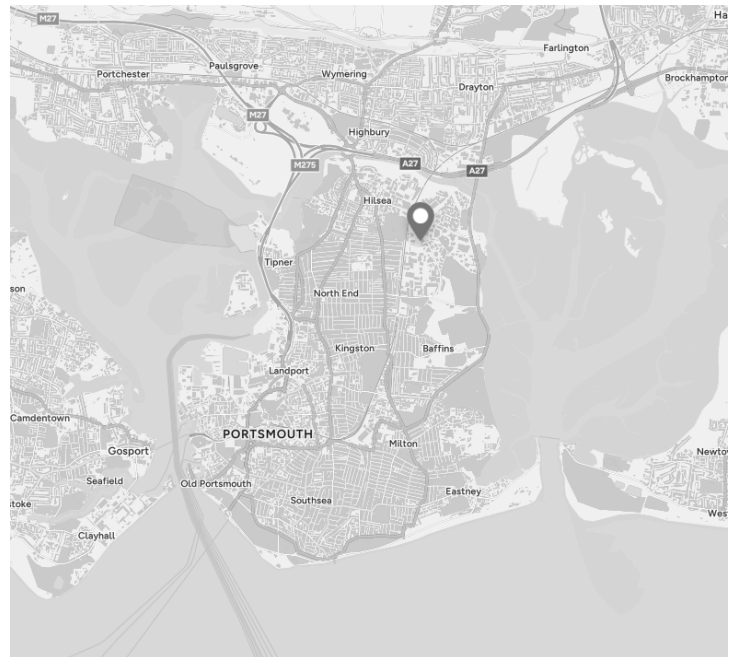
## Viewing

Strictly by appointment with the sole agents:-

### BTG Eddisons



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