



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

**TO LET**

## Industrial/Warehouse Unit GIA - 5,666 sq ft

### Key Features:

- Situated in established industrial location
- Located 1.5 miles from M27/A27
- Minimum eaves height 5.3m
- Electric loading door - 4.20 m (w) x 4.00 m (h)
- Three phase electricity supply
- Rent from £4,750 pcm
- Available on a new lease





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## Location

Portsmouth 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 premises comprise a modern, self-contained industrial/warehouse unit of steel portal frame construction with profile steel-clad elevations and a newly over-clad insulated roof. Internally, the unit benefits from a clear open-plan layout with a minimum eaves height of approximately 5.3 metres.

Access is via an electric loading door measuring approximately 4.20 metres wide by 4.00 metres high. The property also benefits from a three-phase electricity supply and a solid concrete floor throughout. Ancillary accommodation includes a WC facility.

Externally, there is parking for around five cars.

## Accommodation

We understand the accommodation has the following approximate Gross Internal Area (GIA):

| Area         | Sq Ft | Sq M   |
|--------------|-------|--------|
| Ground Floor | 5,666 | 526.37 |
| Total        | 5,666 | 526.37 |

## EPC

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.

23 July 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 between £4,750 per month exclusive. Rent payable monthly in advance.

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 (£ pcm) and building insurance (£ pcm).

## Business Rates

Rateable Value (2023): to be assessed.

## 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:

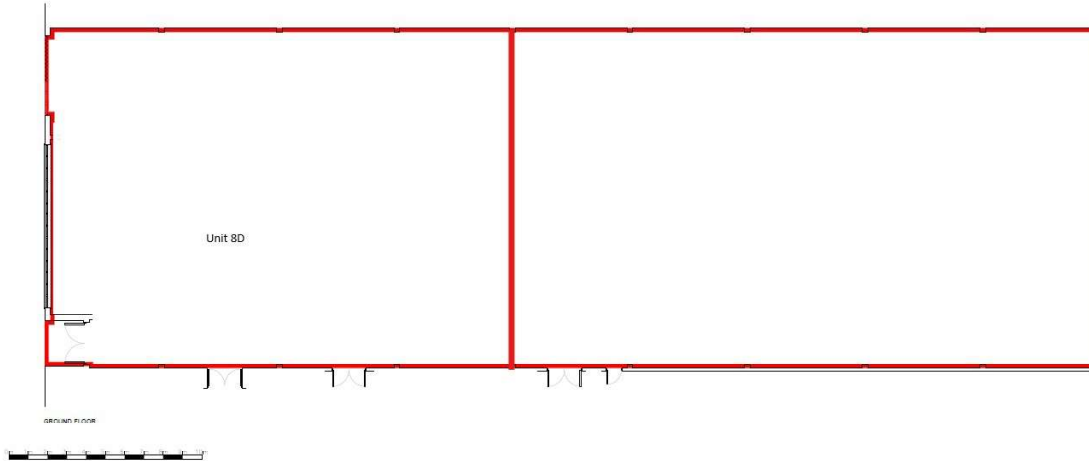
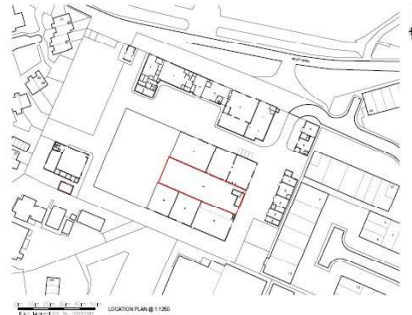
Sebastian Martin  
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07800 562509  
www.flude.com





## Floor Plan

|   |          |
|---|----------|
| K<br>A<br>D<br>ARCHITECTURAL<br>P<br>R<br>O<br>F<br>E<br>S<br>S<br>I<br>O<br>N<br>A<br>L<br>S |          |
| PETCHEY HOLDINGS  |          |
| SKILL CENTRE, LIMBERLINE SPUR<br>PORTSMOUTH, PO3 5LF  |          |
| UNIT 8D LEASE PLAN  |          |
| 1:100@A2  | APR 2018 |
| KAD   | 01 A LP  |



For identification purposes only.