

To Let

Industrial/Logistics 6,369 sq ft GIA

Unit 3 Victory Trading Estate, Victory Trading Estate, Kiln Road, Portsmouth, Hampshire, PO3 5LP



Summary

- Refurbished mid terrace industrial / warehouse unit with ground and first floor offices
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 6,369 sq ft GIA
- Rent: £43,000 per annum

Highlights

- 3 Phase Power
- Fitted Offices
- Electrically powered roller shutter door
- Internally refurbished
- Generous loading forecourt

Location

Victory Trading Estate is located on Kiln Road which connects directly with Eastern Road (the A2030 dual carriageway) providing access to the A27, M27 and A3(M). The estate is located next to the Ocean Retail Park, with occupiers including McDonalds, Comet, Currys, Toys 'R' Us and Halfords. Buildbase and Travis Perkins Builders Merchants are also within close proximity.

Specification

The units were built in the 1970s and comprise two terraces of steel portal frame construction with profile steel elevations under pitched roofs. There are service yards and parking areas to the front of each unit and a common parking area to the west of the northern terrace. Unit 3 is a mid terrace with two storey office accommodation, separate WCs and kitchenette at first floor, up and over powered roller door and 3 phase power

Availability

The unit is available immediately

Terms

The lease is available on Full Repairing and Insuring terms for a term to be agreed

Viewings

Strictly through sole agents JLL

Amenities

- 3 phase power
- Up and over powered roller door
- Male and Female WCs
- 4.77 m clear internal height.
- 5.94 m max eaves.
- Fitted Ground and First Floor Offices.
- Secure compound on loading forecourt.
- Large loading Forecourt.
- Refurbished offices and warehouse.

Accommodation

Unit	sq ft	sq m
Ground Floor Warehouse and offices	6,020	559.33
First floor offices	529	49.27
Total	6,369	591.68

Legal Costs

Each party to be responsible for their own legal fees.

Terms

New full repairing and insuring lease for a term to be agreed.

Energy Performance Rating

This property has been graded as 147(F).

Rent

£43,000 per annum

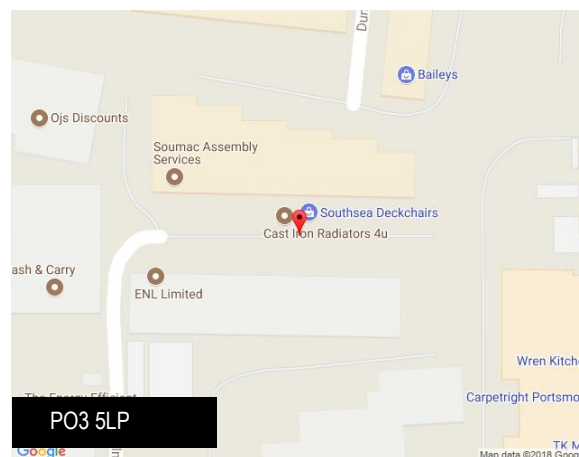
Business Rates

Rates Payable: £15,567.50 per annum

(based upon Rateable Value: £32,500 and UBR: 47.9p)

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

David McGougan

t: +44 (0)238 038 5628

e: David.McGougan@eu.jll.com



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