

20 FITZHERBERT ROAD,  
PORTSMOUTH PO6 1SD



## WAREHOUSE UNIT TO LET



### KEY FEATURES

- Office
- WC Facilities
- Loading Area
- On site parking
- New roof
- Low, inclusive rent
- Flexible terms

16,468 sq.ft (1,530 sq.m) Gross Internal Area

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## LOCATION

Farlington is an established light industrial and warehousing estate.

Fitzherbert Road links the Eastern Road at the junction of the Sainsburys and Homebase superstores.

The subject space forms part of the property which is situated on the southern side at the eastern end of Fitzherbert Road.



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## DESCRIPTION

The space on offer is a warehouse unit with a small office/WC and loading area to the front of the building. The roof was renewed in 2017.

- 4 no. roller shutter doors
- Eaves height 4.4m
- Ridge height 7.5m
- Potential change of use to Light Industrial (subject to planning consent)

## TENURE

The premises are available by way of a new internal repairing lease for a term to be agreed.

## RENT

£85,000 per annum exclusive of business rates, inclusive of estate charge, external repairs and building insurance.

## SCHEDULE OF AREAS (APPROX. GIA)

Description	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	16,238	1,508.55
Office	230	21.45
Total	16,468	1,530

## EPC

C(66)

## BUSINESS RATES

Application has been made to reassess the Rateable Value. Interested parties are advised to make their own enquiries with regards to the Rateable Value.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



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## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## VIEWING

Strictly by appointment through the joint sole agents:

## CONTACT

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**SUBJECT TO CONTRACT**  
**January 2019**

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