

RAPLEYS

TO LET Offices, Warehouse & Storage

London Road
Hilsea, Portsmouth, Hampshire PO2 9SX



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rapleys.com
0370 777 6292

Up to 481 sq m (5,180sq ft)

Available as whole or in parts

Secure site

Separate vehicular access

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Location

The property forms part of The News main printing press site, fronting the A2047 London Road at the junction with Military Road. London Road continues and links with Norway Road to the Limerline Industrial Estate and connects with Hilsea Railway Station to the east.

The unit is located to the extreme rear of site, having access via the main security gate.

Description

The accommodation forms three elements.

A two-storey former house converted to form office accommodation with ancillary storage, WC and staff facilities. Fitted with electric heating, perimeter trunking and lighting.

A steel truss construction warehouse with brick elevations and three phase power. Access is via two roller shutter loading doors.

A temporary storage unit of steel frame construction with aluminium elevations and weatherproof roof.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Offices	107	1,152
Warehouse	209	2,252
Storage Unit	165	1,776
Total	481	5,180

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by the incoming tenant.

Terms

Rents on application.

Available by way of a new full repairing and insuring lease for a term to be agreed, subject to regular rent reviews.

Energy Performance

Energy Performance Asset Rating - G.

Rating

The property has not yet been separately assessed for rating purposes.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on www.2010.voa.gov.uk

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.

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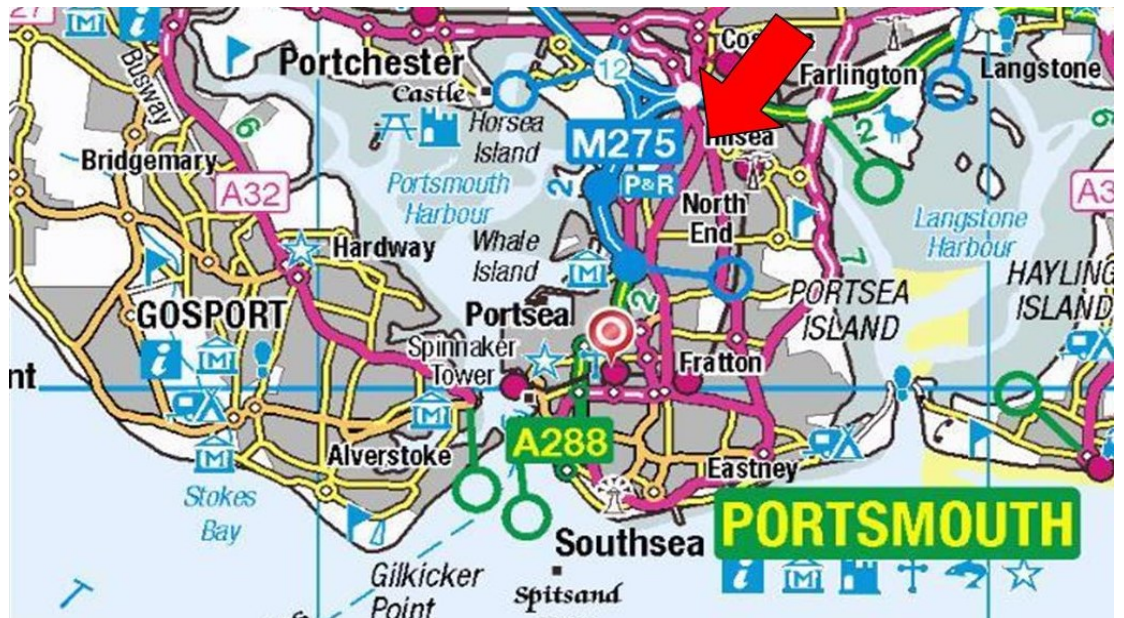
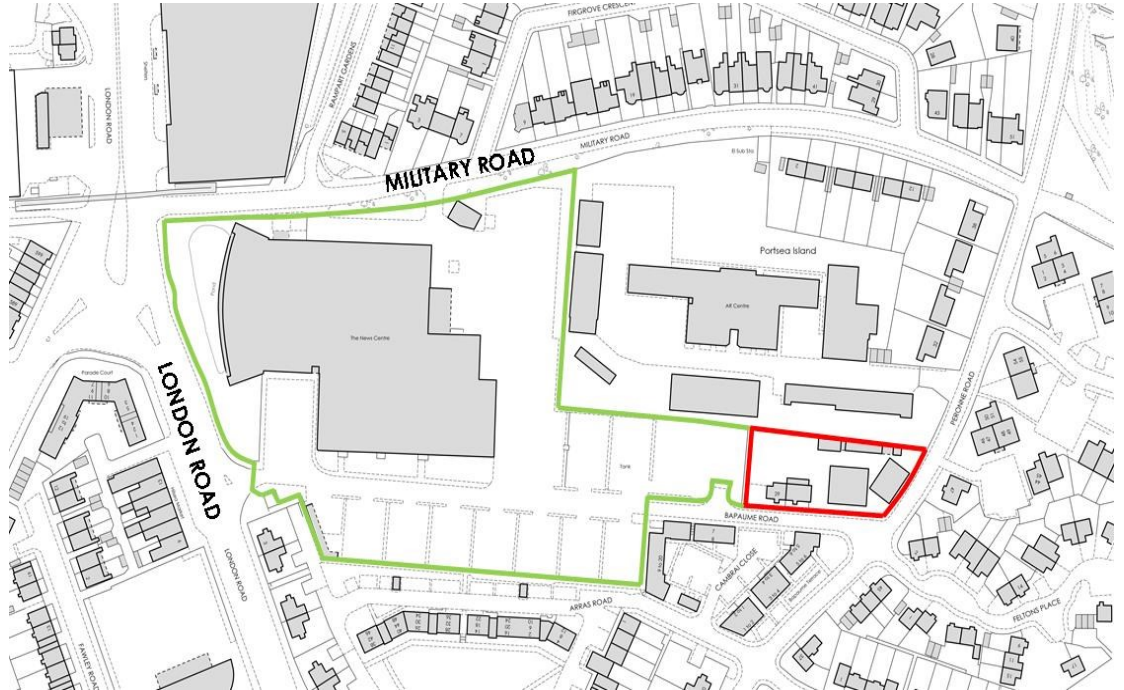
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