

**RAPLEYS**

## TO LET Warehouse/Storage

London Road  
Hilsea, Portsmouth, Hampshire PO2 9SX



#### CONTACT

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stuart@hi-m.co.uk



rapleys.com  
**0370 777 6292**

1,290 sq m (13,883 sq ft)

In & out loading doors

Solid first floor mezzanine

Self-contained unit

On secure site



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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 side of the main building, having access via the main security gate.

### Description

The property forms a semi-detached warehouse/storage unit of steel portal frame with solid concrete ground and first floor.

The ground floor has a headroom of approximately 3.5 metres with internal supporting columns, whilst the first floor has an 8.7 metre headroom, mostly open plan with a recessed area suitable for forklift loading.

Access to the unit is via two loading doors at either end of the building via two sloping ramps.

External parking is available.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	648	6,973
First Floor	642	6,910
<b>Total</b>	<b>1,290</b>	<b>13,883</b>

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

The property is exempt from assessment.

### 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](http://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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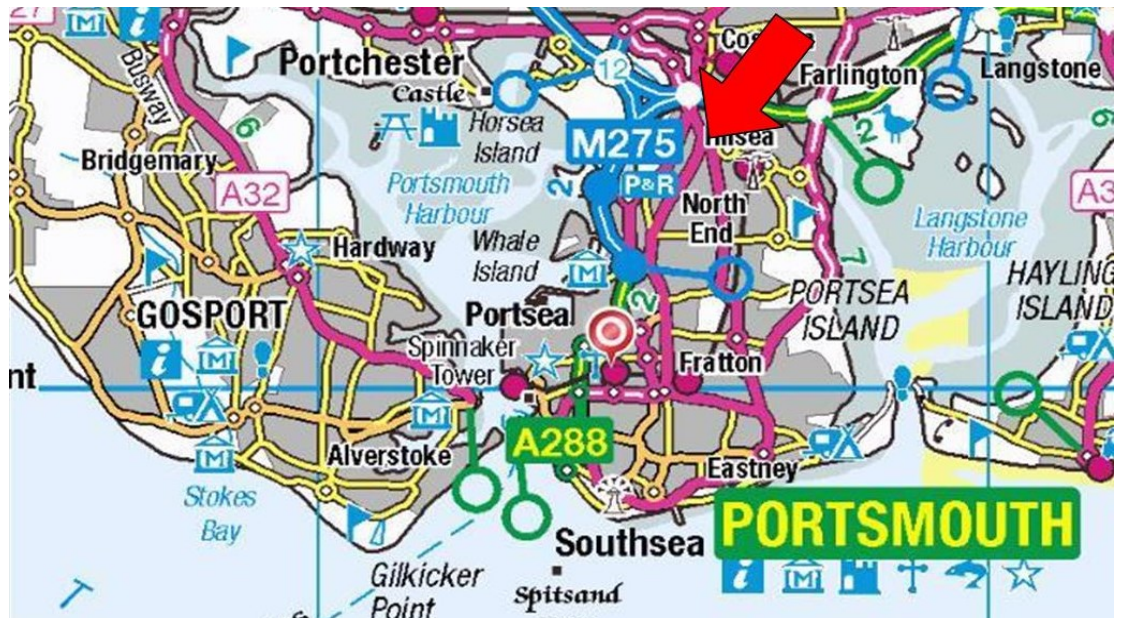
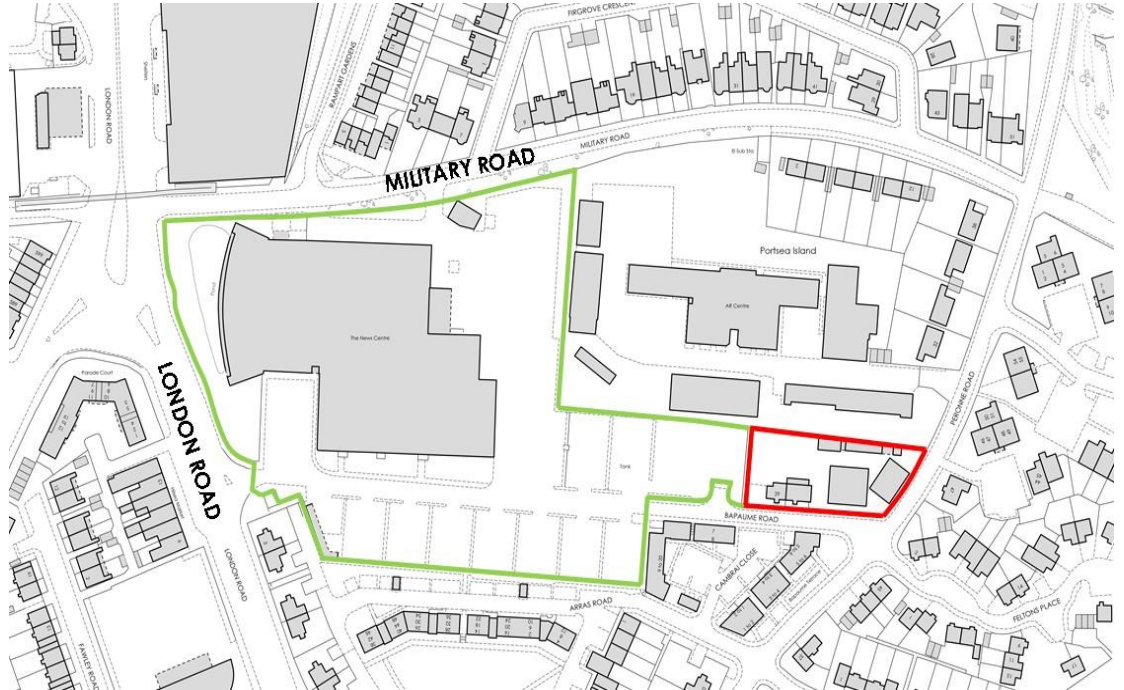
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