

TO LET

Industrial Unit/Service Centre

Norway Road, Hilsea
Portsmouth, PO3 5HT

Key information

- ❑ Extensive workshop/storage accommodation
- ❑ Prominent frontage with excellent visibility
- ❑ Extensive showroom, office and workshop space
- ❑ Large forecourt with ample parking
- ❑ Suitable for alternative uses, subject to consents

Contact

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Location

This former Vauxhall service centre is situated in a highly accessible position on Norway Road, Hilsea, Portsmouth.

The property benefits from excellent connectivity, being just off the A2047 London Road and a short distance from the A3 Northern Parade. The M27 Junction is only 1 mile north via the M275, providing direct access to Southampton to the west and London via the A3 to the east. Portsmouth City Centre is just 2 miles to the south.

Portsmouth is a major port city with a population of approximately 238,000 (2021 Census), making it one of the most densely populated urban areas in the UK. The surrounding area is a well-established commercial and residential mix, with nearby occupiers including Motorpoint, a Shell Filling Station, Brandon Tool Hire, and Lidl.

Description

The building is of a steel portal frame construction with a shallow pitched roof with the external walls being a mixture of brickwork and cladding.

There are three separate workshop areas all fitted to a similar specification concrete flooring and separate roller shutter access on each. Heating throughout is via strip heaters with lighting by LED strip lighting.

A small showroom/ reception area has been formed at the front of the building which is fitted to a good standard with a tiled floor and double height suspended ceiling. Ancillary areas lie to the side with a parts area at the rear.

At first floor level are a series of partitioned offices and a mezzanine parts area.

Externally, there is a large forecourt with extensive parking which is laid to tarmac and palisade fencing securing the site.

Energy Performance Rating

Energy Performance Asset Rating – E

Terms

Leasehold only

Tenure

The property is available on a new lease at a rent of £250,000 per annum.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

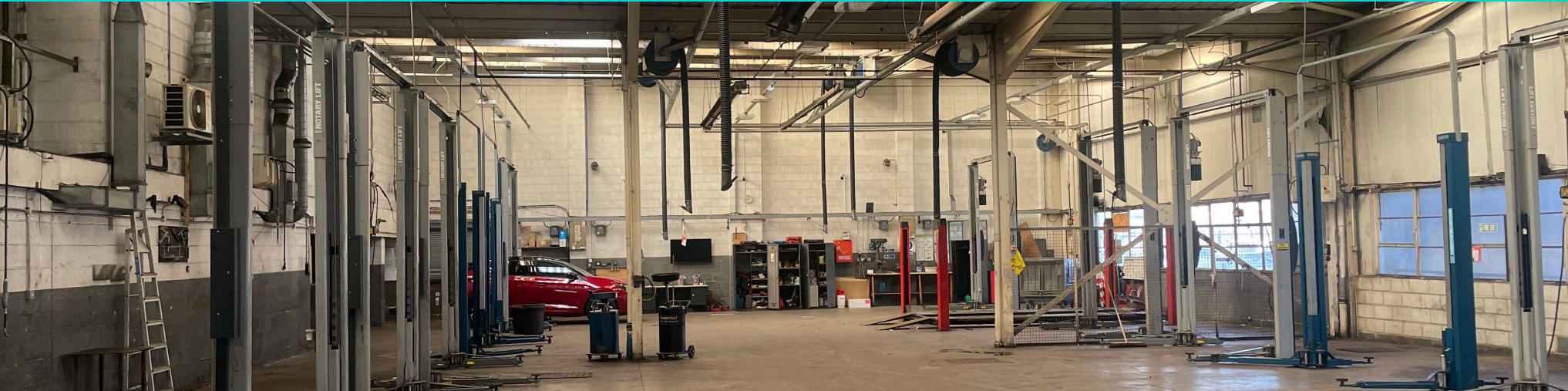


Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Showroom	207.36	2,232
Offices/Ancillary	334.82	3,604
Parts	296.33	3,190
Workshop 1 (Main)	769.56	8,283
Workshop 2	279.48	3,008
Workshop 3	266.38	2,867
First Floor Offices/Ancillary	196.94	2,120
FF Parts Mezz	266.89	2,873
Total	2,617.78	28,177
	Hectare	Acre
Site Area	0.739	1.826

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 interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Rating

The property is currently assessed as a Vehicle Repair Workshop and Premises. We are advised that the Rateable Value for the property is £180,000.

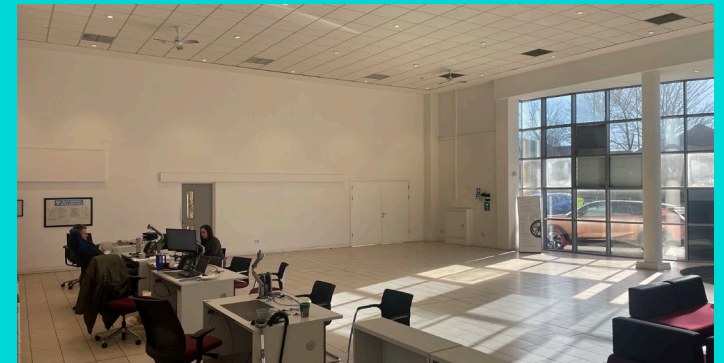
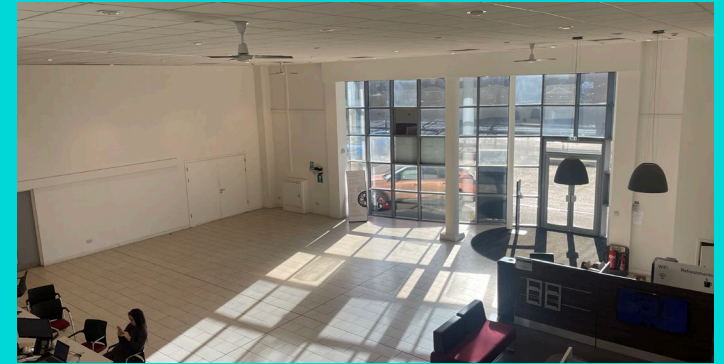
The UBR for 2024/25 is 54.6p in the £.

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 at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the joint letting agents Rapleys LLP and CBRE.



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CBRE

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