

Units 4 & 5 Nelson Centre

8,134 – 16,303 sq ft
(756 – 1,515 sq m)

Industrial / Warehouse Units
in Strategic Location

- 7.06m Eaves Height
- Main Road Frontage
- First Floor Offices
- Clear Span Warehouse

FULLY REFURBISHED

Unit
4

Unit
5

Portfield Road, Portsmouth, Hampshire, PO3 5SF

AVIVA
INVESTORS

Key Features

- Units 4 & 5 combinable
- EV charging point
- First floor office accommodation
- Male, female & accessible WCs
- 4m x 5m loading door
- 7.06m eaves height
- Separate pedestrian entrance
- Main road frontage
- LED lighting
- Kitchenette
- Air conditioning to offices
- 3 phase power supply



Location

SAT NAV: **PO3 5SF** what3words.com/views.chin.rating

The Nelson Centre is located approximately 1 mile from the A27, which links to the M27/A3(M) road network. Portsmouth city centre and the Continental Ferry Port are approximately 3 miles from the property. Southampton city centre, docks, and airport are approximately 20 miles west via the A27 and M27. London can be reached via the A27/A3(M) or the A27/M27/M3.



Description

Units 4 and 5 are clear span, mid-terrace steel portal frame warehouse units clad in profile metal sheet to the elevations and roof. The warehouse areas of each unit are served by an up and over loading door, accessed from the rear communal yard. The 1st floor office accommodation is open plan and can be accessed off the car park fronting Portfield Road. On the ground floor there are male, female, and accessible WC facilities.

Accommodation (GIA)

Unit 4	SQ FT	SQ M	Unit 5	SQ FT	SQ M
GF Warehouse	5,775	537	GF Warehouse	5,748	534
Undercroft	1,197	111	Undercroft	1,195	111
FF Office	1,197	111	FF Office	1,191	111
Total	8,169	759	Total	8,134	756

Units 4 & 5 can be combined to create a total GIA of 16,303 sq ft (1,515 sq m)

Terms

Available on a new full repairing and insuring lease on terms to be agreed.

Rent

On application.

Rates

Available upon request.

Legal Costs

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

EPC

Unit 4: B-37
Unit 5: B-37
Copies available at request.

**Lambert
Smith
Hampton**

01489 579579
www.lsh.co.uk

**HELLIER
LANGSTON**
01329 220111
02382 022111
hlp.co.uk

Elise Evans
t. 07703 393 120
e. eevans@lsh.co.uk

Kenan Rowles
t. 07709 502 222
e. krowles@lsh.co.uk

Matt Poppett
t. 07971 824 525
e. matt@hlp.co.uk

Andy Hellier
t. 07930 661 782
e. andy@hlp.co.uk

Lambert Smith Hampton and Hellier Langston for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by extension or otherwise as to the correctness of each of them; (iii) no person in the employment of Lambert Smith Hampton and Hellier Langston has any authority to make or give any representation or warranty whatever in relation to this property. SEPTEMBER 2026. Designed by [threesixtygroup](#)