



Units 3 & 4 Solent 27

WALTON ROAD, PORTSMOUTH, PO6 1SX



To Be Refurbished

TO LET

Industrial Unit/Warehouse
Established Industrial/Trade Area
Exceptionally Well Located – Just Off A27
8,551- 20,503 ft² (794.39 - 1,904.75 m²)
TO BE FULLY REFURBISHED

Description

The property was built in the early 1990's and comprise two interconnecting warehouse units within a terrace of three. The subject units are of steel portal frame and part brick and blockwork construction with profile metal clad elevations and roof.

Specification

- To Be Fully Refurbished
- Available to let either together as a whole or individually (subject to sub-division)
- Eaves height 6.8m
- Underside haunch height 6.25m
- Ridge height 7.5m
- 2 x up and over roller electric loading doors per unit – 5m (w) x 5.3m (h)
- Ground and first floor offices to Unit 4 only
- Cloakrooms to Unit 4 only
- Secure palisade fenced brick paved yard with 3 x double gated entrances
- Direct access to A27
- Current EPC Ratings: Unit 3 – D84/Unit 4 – D82 – Targeting B Rating post refurbishment

Accommodation

Floor Area	Sq Ft	Sq M
UNIT 3: Ground Floor Warehouse	8,551	794.39
UNIT 3 TOTAL	8,551	794.39
UNIT 4: Ground Floor Warehouse & Offices	10,408	966.91
UNIT 4: First Floor Offices	1,544	143.45
UNIT 4 TOTAL	11,952	1,110.36
TOTAL COMBINED UNITS 3 & 4(GIA)	20,503	1,904.75





Location

The property is located in an excellent position close to the junction of Walton Road and Eastern Road (A2030) in Drayton, north Portsmouth. The Eastern Road provides direct access to the A27 which in turn leads to the M27 to the west and the A3(M) to the east.

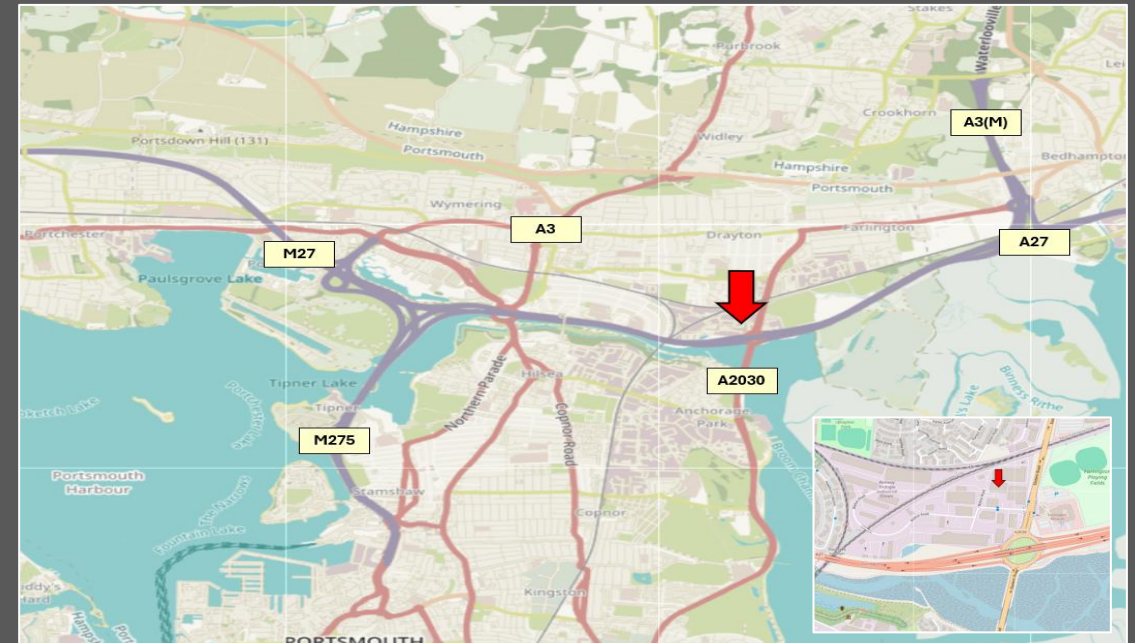
Walton Road and its immediate surroundings is an established industrial area which follows through via a railway bridge road to the Railway Triangle Industrial Estate to the west. Key occupiers include SGN, Menzies Distribution, Pall Manufacturing, Stagecoach and SSE.

Terms

The property is available as a whole or as separate units on new Fully Repairing and Insuring lease(s) on terms to be agreed at a quoting rent of £12.75 psf pax.

Business Rates

The rateable value of the property from April 2023 is £141,000. All enquiries to Portsmouth City Council.



Units 3 & 4 Solent 27, Walton Road, Portsmouth

SAT NAV: PO6 1SX

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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Destinations	Miles
A27	0.2
A3(M)	2
M27	2
Portsmouth Container Port	4
Southampton International Airport	19
Port of Southampton	20
London Heathrow Airport	63

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