



A5 Oak Park Industrial Estate, Northarbour Road, Portsmouth P06 3TJ

**TO LET**

Mid-Terrace Industrial/Warehouse Unit  
\*Currently being refurbished\*

**4,425 Sq Ft  
(411 Sq M)**

## DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit of steel frame construction with profile metal clad elevations beneath a pitch roof incorporating translucent roof lights. The unit also benefits from an entrance lobby, office area and first floor mezzanine suitable for storage or office use.

- ✓ Min. eaves height of 4.2m
- ✓ Loading door with approximate height of 3.7m
- ✓ 3 phase power
- ✓ Brand new roof
- ✓ Large Secure yard
- ✓ Desirable location



## LOCATION

The property is prominently located on Northharbour Road in the well established business district of North Harbour, Portsmouth. The property is close to the M27, Junction 12 with excellent access to Portsmouth via the M275 and local motorway network.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
<b>Total</b>	<b>4,425</b>	<b>411</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

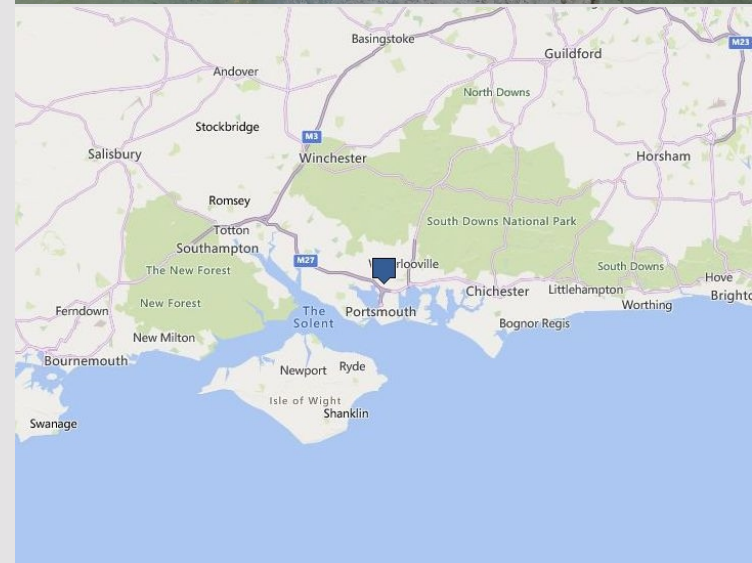
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The premises are available by way of a full repairing and insuring lease for a term to be agreed. Rent is on application.

## EPC

The Energy Performance Asset Rating is C-65.



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Regulated by RICS 13-Jan-2025

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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