

PIONEER PARK

Unit 6 & 7 Available To Let

From 9,475 - 21,854 sq ft



VOYAGER PARK SOUTH, PORTFIELD RD
PORTSMOUTH, PO3 5GF



| Fully Fitted Offices

| Secure Yard

| Excellent car parking

| Electric loading doors



Location

Pioneer Park is located on Portfield Road and forms part of the established Airport Industrial Estate, Portsmouth's premier industrial, warehousing and distribution location. The park benefits from good access to the A27, which in turn provides direct access to Southampton and to the West via the M27 and London and Guildford via the A3(M).

Description

The units are industrial warehouses of steel portal frame construction with insulated clad elevations. They benefit from a clear span open warehouse which is accessed via electric up and over doors, leading to an allocated yard area and parking. Fully fitted first floor office along with WC facilities are provided.

Specification

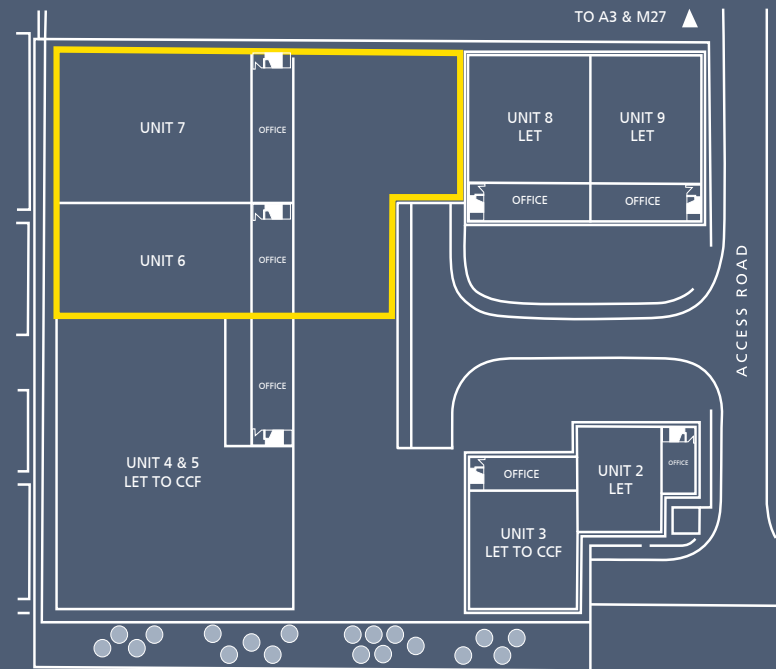
- Three full height electric loading doors
- 37.5Kn sq m floor loading
- 15% warehouse roof lights
- 9.6m eaves height
- Fully fitted offices
- Excellent car parking
- Secured fenced yard to Unit 7
- Landscaped estate
- Solar electricity supply from photovoltaic panels
- 550 KVA (Up to 800KVA substation, subject to confirmation of available capacity)
- LED warehouse lighting
- LED office lighting
- Part air-conditioned offices
- Two new first floor kitchens

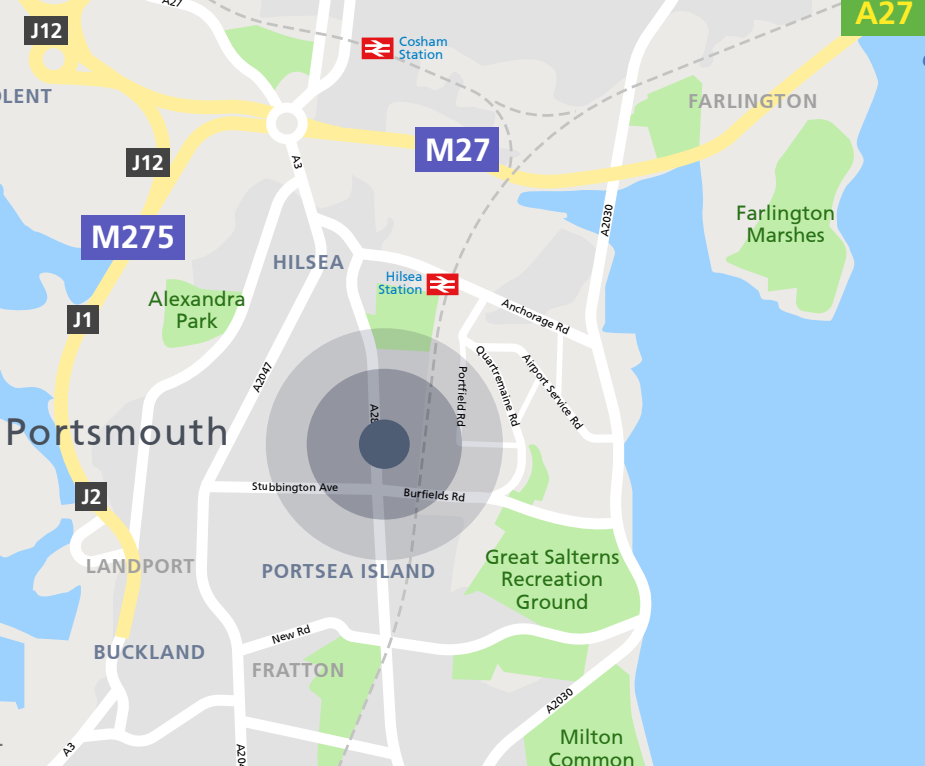




Accommodation (GIA)

Unit 6	SQ FT	SQ M
Ground floor	8,113	753.71
First floor office	1,362	126.56
Unit 6	9,475	880.27
Unit 7		
Ground floor	10,552	980.28
First floor office	1,827	169.72
Unit 7	12,379	1,150.03
Units 6 & 7 Combined	21,854	2,030.29





Rates

1st April 2017 combined Rateable Value £137,000
 1st April 2023 combined Rateable Value £207,000

Legal Costs

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

EPC

Unit 6: A-12
 Unit 7: A-14

Terms

These units available on a new FRI Lease for a term to be agreed

Rent

Rent on application

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 Smith
 Hampton**

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