



WELL LOCATED UNIT

Precision House, Northarbour Road, Portsmouth, PO6 3TJ
Well Located Self Contained Industrial Unit with Yard & Circulation Space

Summary

Tenure	For Sale
Available Size	19,839 sq ft / 1,843.10 sq m
Price	Price on application
Service Charge	N/A
Rates Payable	£51,712 per annum
Rateable Value	£101,000
EPC Rating	D (88)

Key Points

- Close to Junction 12 of M27 & A27
- Clear Span Space
- Roadside Presence
- Dedicated leased line installed.
- Parking & Loading Areas
- Multiple Loading Doors
- Roof Replaced with a 40 year Warranty from 2020

Precision House, Northarbour Road, Portsmouth, PO6 3TJ

Description

The premises comprise a detached single storey warehouse / industrial building with office content at the front of the building. The property benefits from a largely open plan industrial workshop area with a clear span production space. The warehouse area benefits from concrete flooring, a clear open plan space, strip lighting, roof lighting and loading doors at the side and rear of the building. The office content is largely open plan with cellular studwork and part glazed partitioning and benefits from having carpets, suspended ceilings and cat II lighting throughout.

The unit benefits from having a parking area to the front of the building along with access up the side of the unit and access onto the shared Estate Road off Oak Park Industrial Estate for deliveries and general access.

Location

Oak Park Industrial Estate is situated on Northarbour Road, which runs parallel with Western Road in the Northarbour area of Portsmouth at junction 12 of the M27, which enables easy access along the South Coast to Southampton, M23 and London to the west, Havant and Chichester to the east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Warehouse	19,839	1,843.10	Available
Total	19,839	1,843.10	

Specification

- * 4 Roller Shutter Loading Doors - Shutter 1 - 2.45m high Shutter 2 - 3.97m high Shutter 3 - 4.20m high & Shutter 4 - 4.15m high
- * Minimum Eaves Height 4.11m * Solid Concrete Floors * Roof Lighting
- * New Insulated Roof * Strip Lighting Throughout * Cat 5 Lighting
- * Parking & Loading Areas * Secure Site
- * 3 Phase Power *Dedicated Leased Line Installed

Terms

The Freehold is available with full vacant possession. Price on application.

Business Rates

Rateable Value £101,000 You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

Other Costs

Estate Charges may apply.

Legal Costs - Each party to be responsible for their own costs.

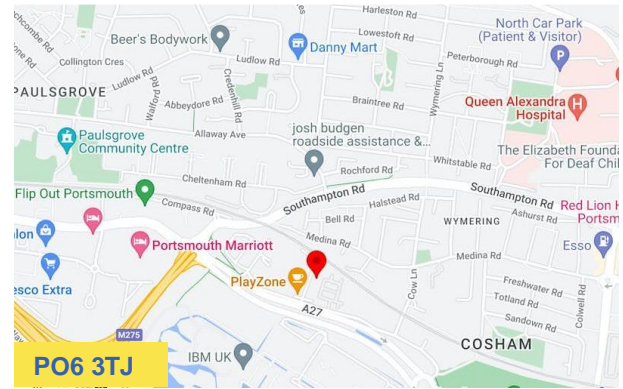
VAT - Unless otherwise stated all costs are exclusive of VAT.

EPC

This property was graded as D (88) on 29 August 2017. In 2020 a new insulated roof was installed using 100mm thick Kingspan Quadcore KS1000RW Roof Panels with a 0.18 u/value. In combination with LED lighting and vacuum filled double glazing to replace the secondary glazing on the glass frontage the building should achieve a C rating or better.

Video

- Precision House - Video - <https://vimeo.com/1006614736?share=copy>



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07990051230

tom@hi-m.co.uk

Elise Evans (Lambert Smith Hampton Ltd)

0238 0713077 | 0770 3393120

eevans@lsh.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 27/05/2025





