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Industrial, Investment, Warehouse
FOR SALE

SECURE LONG TERM INVESTMENT



Unit 4 Terminus Industrial Estate, Durham Street, Portsmouth, PO1 1NR

Investment Let to 19 Computer UK Ltd

Summary

Tenure	For Sale
Available Size	1,247 to 1,963 sq ft / 115.85 to 182.37 sq m
Price	£325,000
Rates Payable	£7,609.75 per annum
Rateable Value	£15,250

Key Points

- Modern Industrial Unit
- Let for a 21 Year Term
- Centrally Located within Portsmouth City Centre
- Secure Investment
- Current Tenant been in Occupation over 20 years



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Unit 4 Terminus Industrial Estate, Durham Street, Portsmouth, PO1 1NR

Description

The subject property is a end of terrace, self contained modern industrial unit of portal framed construction under a corrugated asbestos sheet roof. The exterior of the building is brick & block construction up to first floor level and over clad thereafter.

Internally the building benefits from a mezzanine floor covering approximately half the building which is fitted out as offices and the ground floor is a workshop with trade counter and reception areas.

Location

Situated in the heart of Portsmouth on Durham Street which is within a quarter of a mile of Portsmouth City Centre and within close proximity of the main Portsmouth & Southsea Railway Station, Civic Offices and other town centre uses.

The M27 and A27 Southcoast trunk routes link upto the A3M and M3 is a short distance to the north.

Durham Street is accessed off Station Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop	1,247	115.85	Available
1st - Mezzanine	716	66.52	Available
Total	1,963	182.37	

Specification

- * LED Lighting
- * Roof Lights
- * Manual Roller Shutter Door (3.59m w x 4.14m h)
- * Minimum Eaves Height 4.76m
- * Power Floated Concrete Floor
- * Central Heating
- * Small Kitchenette
- * Forecourt Parking and Loading Area

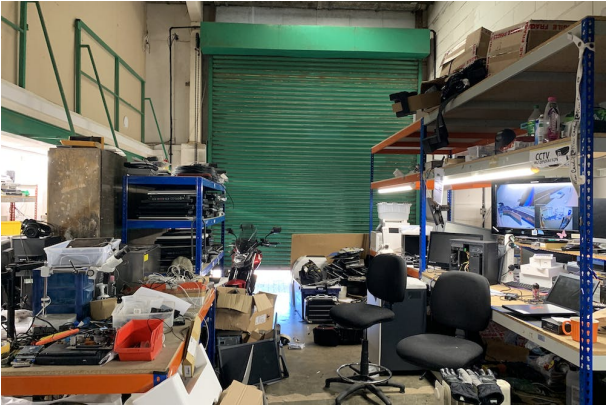
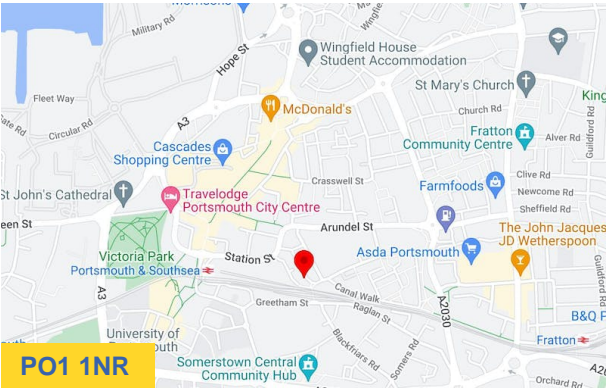
Terms

The building is held on the balance of a 999 year long leasehold arrangement from September 1998 at a rent of £1 per annum, if demanded, from a lease dated 6th October 1998. The property is to have a new lease granted to 19 Computing UK Ltd (Company Reg No. 05756440) for a term of 21 years on a full repairing lease with 3 yearly, upward only, open market rent reviews, tenant only break options at the 5th, 10th and 15th year of the term. The passing rent will be £22,700 per annum. Quoting price is £325,000.00

Other Matters

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - unless stated otherwise all costs are exclusive of VAT



Viewing & Further Information

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