



Industrial

Unit 15 Wicor Marine Boatyard
Cranleigh Road
Portchester
Fareham PO16 9DR

hughesellard.com

To Let

Location

The premises are situated at the entrance to the Wicormarine Boatyard, located in the upper reaches of Portsmouth Harbour. The property is within two miles of Junctions 11 and 12 of the M27, demonstrating excellent transport links.

The site offers excellent facilities for a marine based occupier including full slipway access, 12 tonne boat hoist and 230 deep water and tidal moorings.

Description

Unit 15 comprises a steel portal frame, lower elevations of brick and block, with insulated steel profile cladding to eaves. The roof is also clad in insulated steel profile sheet incorporating roof lights.

The front elevation incorporates an electronically operated shutter door with dimensions of 4m x 4m and a small personnel entrance. The unit benefits from an eaves height of 4.61m, male and female toilets and a small built in kitchenette.

Specification

- Electronically operated shutter door (4m x 4m)
- Height to eaves 4.61m
- 2 x sewing pits (covered)
- Infrared heating units
- BT telephone line
- 4 car parking spaces
- Three phase power

Rent:

£16,950 per annum excluding rates

Size:


238.95 sq m (2772 sq ft)

Tenure:

Leasehold

Gary Jeffries

 gjeffries@hughesellard.com

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Misrepresentation Act

Whilst care has been taken in the preparation of these particulars, their accuracy is in no way guaranteed and they are not intended to form the basis of any contract

Regulated by RICS



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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal area:

Accommodation	Sq M	Sq Ft
Total Approximate Gross Internal Area	238.95	2572

Terms

The unit is available on a new lease on terms to be agreed.

Rent

£16,950 per annum exclusive of business rates.

Rateable Value

We are advised by online enquiry on 11.8.11 via www.voa.gov.uk that the property has a Rateable Value of £17,250.

Legal costs

Both parties to pay their own legal costs.

Energy performance certificate

An Energy Performance Certificate is available on request.

Viewing

Strictly by prior appointment through sole agents

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