



## **EXCITING NEW INDUSTRIAL**

**From 178 sq m to 1200 sq m (1918 sq ft to 12,922 sq ft)**

**FOR SALE/TO LET**

# **Units 3.1 to 3.6 Central Point Kirpal Road Portsmouth PO3 6FH**



- ***Available September 2004***
- ***Access immediately off Eastern Road***
- ***Private car parking***

### **LOCATION**

Central Point is located immediately off A2030 Eastern Road (the main arterial route in and out of Portsmouth City Centre), located on the former Amey depot site, next to Portsmouth Ambulance Station.



**DESCRIPTION**

The development is on 2 acres fronting Eastern Road with a large new housing estate to the rear.

The scheme will be constructed in three phases, the first of which will complete in September 2004 providing a terrace of industrial units.

Phase 2 and 3 will provide two storey high tech self contained buildings with first floor offices and ground floor production/storage space – subject to detailed planning consent. Eaves height of the warehouse, underside of the haunch the eaves height is 4.4m.

**ACCOMMODATION**

Building	Description	Sq M	Sq Ft	Car Parking	Price
3.1	Industrial unit	270.29	2909	6	£275,000
3.2	Industrial unit	178.18	1918		<b>UNDER OFFER</b>
3.3	Industrial unit	178.18	1918		<b>UNDER OFFER</b>
3.4	Industrial unit	178.18	1918		£180,000
3.5	Industrial unit	178.18	1918		<b>UNDER OFFER</b>
3.6	Industrial unit	217.49	2341		£225,000
<b>TOTAL</b>		<b>1200.50</b>	<b>12922</b>		

**TERMS**

***For sale***

999 year ground leases will be for sale.

or alternatively

***To Let***

New full repairing and insuring leases will be available – terms on request.

**LEGAL COSTS**

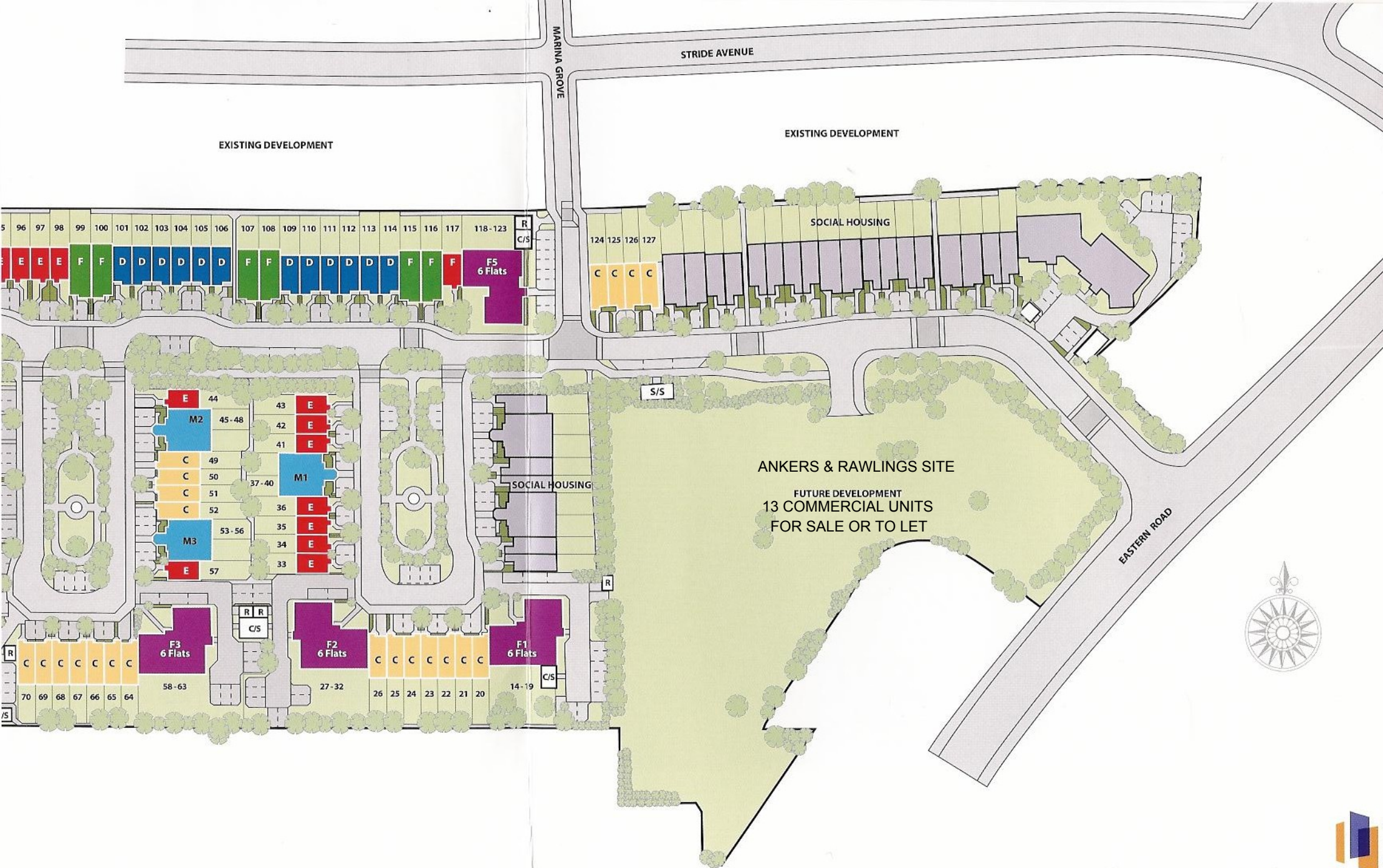
Both parties to bear their own legal costs in the transaction.

**VIEWING**

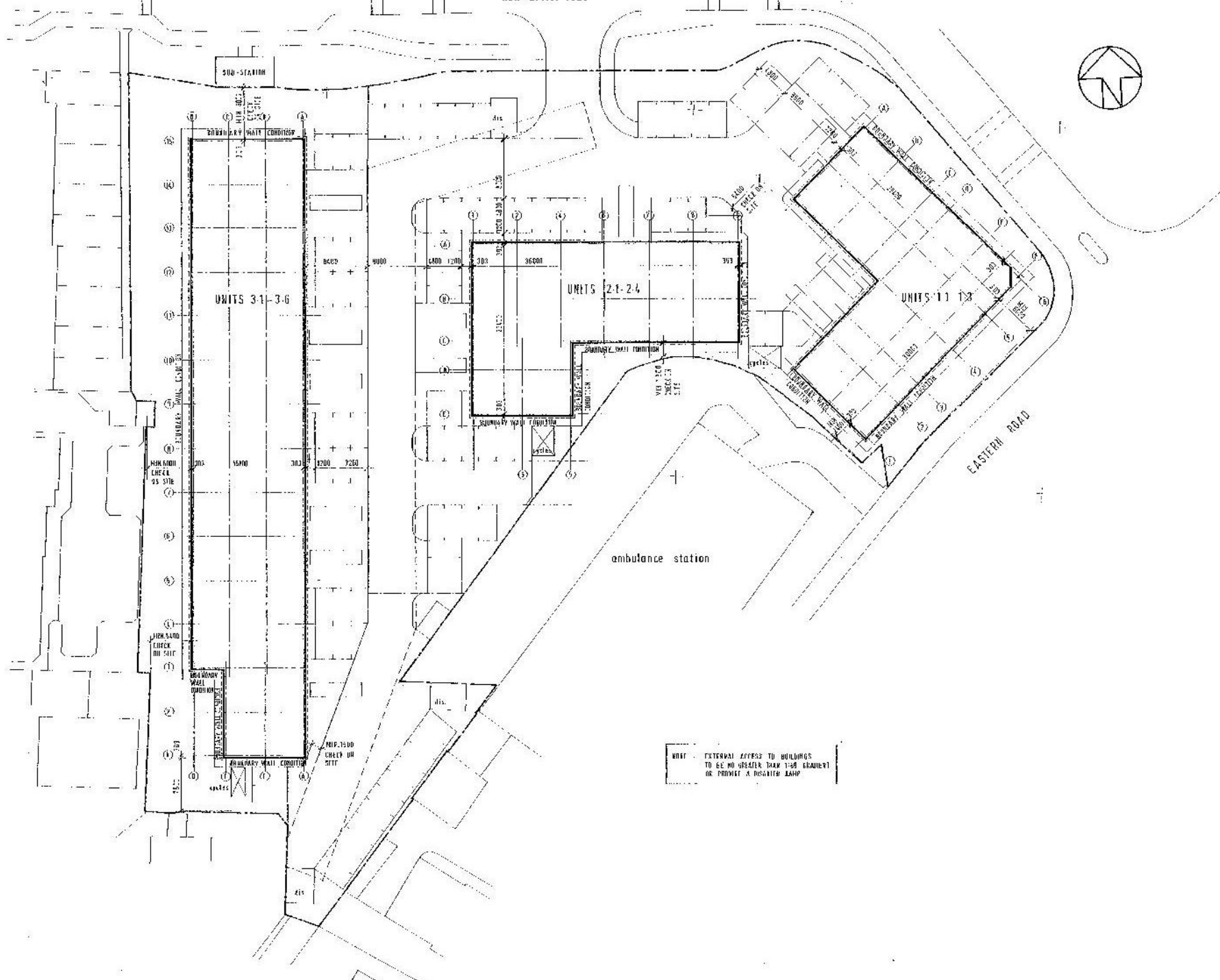
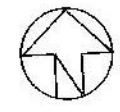
Further information from the joint agents:

**Hughes Ellard  
The Malthouse  
Cams Hall Estate  
Fareham  
PO16 8UT  
Telephone: 01329 220033  
Fax: 01329 220066  
Contact: Russell Mogridge  
rmogridge@hughes-ellard.co.uk**

**John Bird Associates  
Old Police House  
Hursley  
Hampshire  
SO21 2JY  
Telephone: 01962 775777  
Fax: 01962 775787  
Contact: John Bird  
jb@johnbirdassociates.co.uk**



new access road



**SURFACE FINISHES APPROX**

- BLOCK PAVING: Anytime mix with buff lines to demarcate parking bays
- TARMAC
- CONCRETE: Finished flush to level bays, finish finish to footpaths
- SLABS
- SOFT LANDSCAPE

- F. Entrance to units 2-1 revised  
Surface finishes layout added 27.09.04
- E. Setting out units 1-1, 1-3 and 2-1, 2-2 added 24.05.04
- D. Note added re disabled access 16.01.04
- C. Check cutting out dim to path end of unit 1-1  
extended from 8500 to 8000 18.11.04
- B. Setting out of units 3-1 - 3-6 added 20.12.03
- A. Units 1-1 to 1-3 and 2-1 to 2-4 added 10.12.03

NOTE: EXTERNAL ACCESS TO BUILDINGS TO BE NO GREATER THAN 1:50 SLOPE AND PROVIDE A DISABLED RAMP

**CENTRAL POINT  
EASTERN ROAD  
PORTSMOUTH**

**SITE LAYOUT**

**Brewer Smith and Brewer**  
INCORPORATED IN ENGLAND  
 7 MARKET STREET, PORTSMOUTH, HAMPSHIRE, PO1 1PE  
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Date	Drawn	Checked
12.05.03	04.05.03	04.05.03
	3755/1	