

# SILVER POINT

AIRPORT SERVICE ROAD, PORTSMOUTH, PO3 5PB



DETACHED INDUSTRIAL HEADQUARTERS ON SECURE  
2.4 ACRE SITE WITH APPROXIMATELY 1 ACRE YARD

**40,436**  
SQ FT GIA



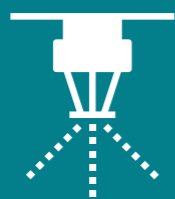
APPROX.  
**1 ACRE** YARD

**7M** eaves height

Sprinkler system

 Secure yard

**2** electrically operated loading doors



**2**  storey offices

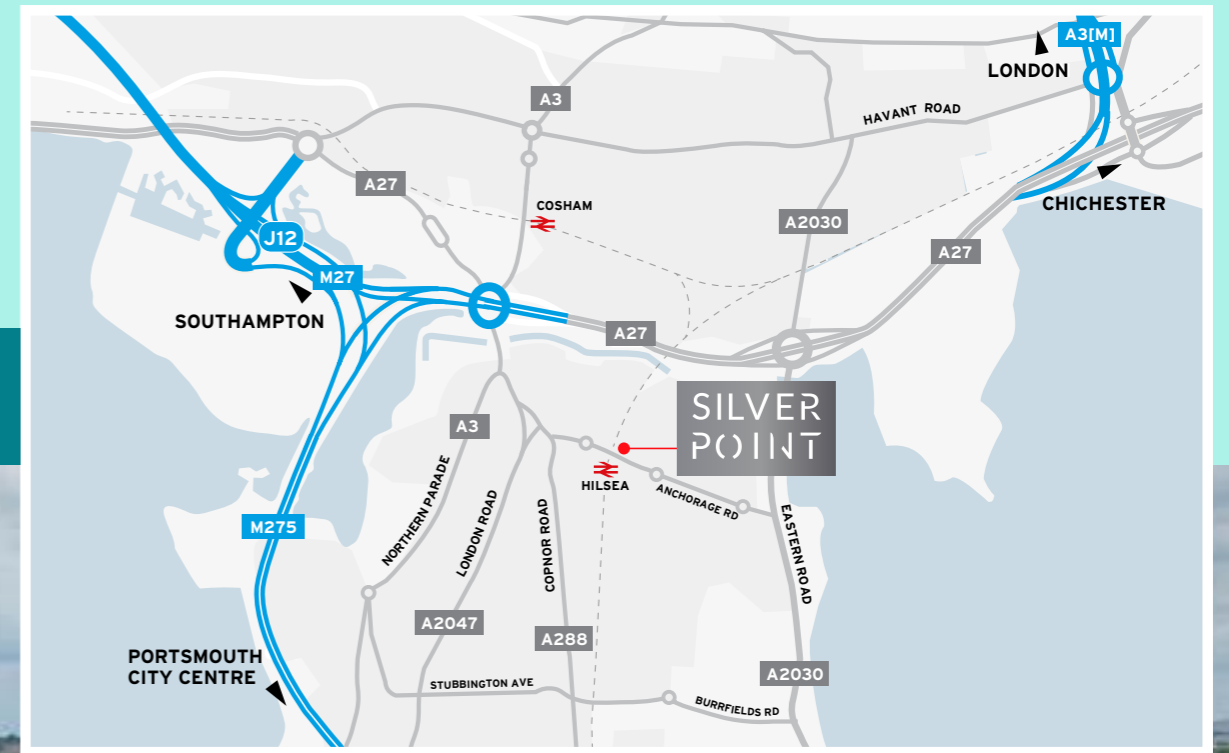


# EXCELLENT TRANSPORT CONNECTIONS

Silver Point provides an ideal location for a company based in Portsmouth, providing excellent road links to the UK motorway network as well as the Docks.

Situated in a highly accessible location, just a short distance from J12 of the M27, A27 & A3/M via Eastern Road. It is positioned next to BAe Systems within easy reach of Portsmouth City Centre, the International Ferryport and Hilsea mainline railway station.

SAT NAV:  
PO3 5PB



The space comprises:

Ground floor production/warehousing	29,050 sq ft	2,698.83 sq m
Ground floor offices	6,340 sq ft	589.01 sq m
First floor offices	5,046 sq ft	468.79 sq m
<b>Total (Approx GIA)</b>	<b>40,436 sq ft</b>	<b>3,756.63 sq m</b>

Planning permission was granted in May 2021 ref 20/01465/FUL to extend the warehouse. Further information on request.

#### TERMS

Available on request, new lease is available

#### RENT

Available on request.



**29,050** SQ FT  
**WAREHOUSE**

#### EPC

C(57).

#### Legal Costs

Each party to be responsible for their own legal costs incurred.

#### Rateable Value

£300,000 - prospective tenants are advised to make their own enquiries regarding business rates payable before signing a lease.





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## Viewing & Further Information

Jonathan Manhire  
07928 525964 | [jonathan@manhirellp.com](mailto:jonathan@manhirellp.com)