

# Lot 31, Unit 1 Dundas Close, Portsmouth, Hampshire PO3 5RB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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## Property Information

### Freehold Industrial Ground Rent Investment

- Let for an unexpired term of 104 years
- 5 yearly rent reviews to 5% of Rental Value
- Industrial site of approx. of 0.25 Ha (0.63 Acres)
- Important 2025 rent review outstanding
- Established industrial location
- Excellent road communications via the A27, M27 & A3(M)

#### Lot

31

#### Auction

11th June 2026

#### Rent

£1,300 per Annum Exclusive

#### Status

Available

#### Sector

Industrial

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

2 miles north east of Portsmouth City Centre, 16 miles west of Chichester, 20 miles south east of Southampton

#### Roads

A2030, M275, M27, A3 (M)

#### Rail

Hilsea Railway Station, Portsmouth & Southsea Railway Station

#### Air

Southampton Airport

### Situation

The property is situated within Dundas Close, an established industrial and trade location approximately 2 miles north-east of Portsmouth city centre. Portsmouth is one of the South Coast's principal commercial centres, home to the Royal Navy and one of the UK's most important naval bases, together with a significant maritime, industrial and logistics sector.

The immediate and surrounding area comprises a mix of industrial, trade counter and commercial occupiers together with excellent access to the wider South Coast road network via the A2030, A27 and M27 motorway network, providing access to Southampton, Chichester and London.

### Tenure

Freehold.

### Description

The property comprises a broadly triangular irregular shape and level parcel of land with an approximate Site Area of 0.25 Ha (0.63 Acres). The land is currently used as open storage.

### VAT

Please confirm

### Note

Units 2, 2a, 1-3, 4-7 & 8 are to be offered separately as lots 37, 38, 22, 23 & 30.

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## Tenancy & Accommodation

Unit	Use	Site Area Ha	Site Area (Acres)	Tenant	Term	Rent p.a.x.	Rent Reviews
Unit 1	Industrial	0.25	(0.63)	PRAEDIUS UK (NO 1) LIMITED (CRN: 09247662)	125 years from 01/04/2005	£1,300.00	01/04/2025 and 5 yearly to 5% of Rental Value (See Rent Review Provision in the lease which is available in the Legal Pack).
<b>Total Approximate Site Area</b>		<b>0.25</b>	<b>(0.63)</b>			<b>£1,300.00</b>	

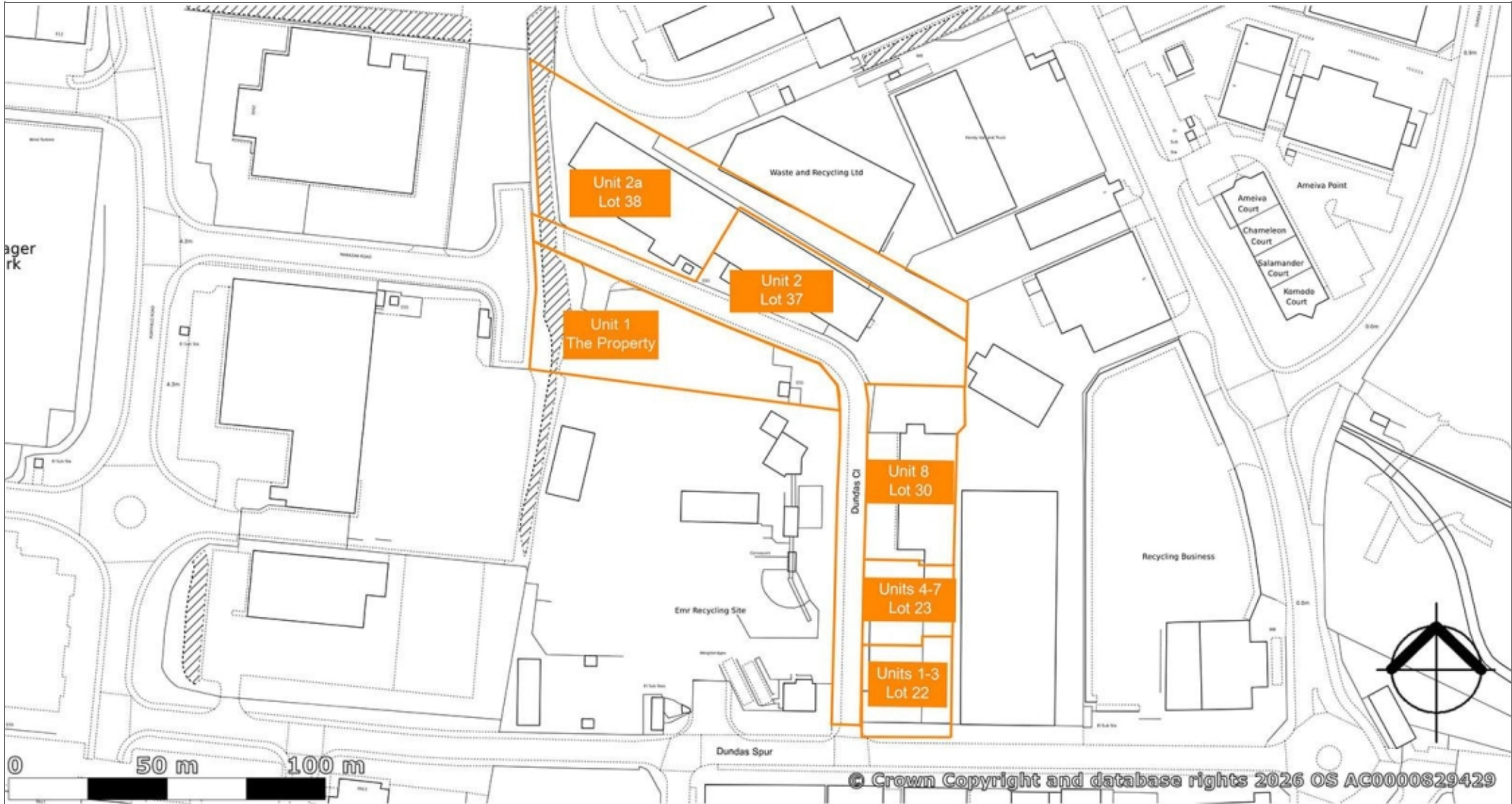
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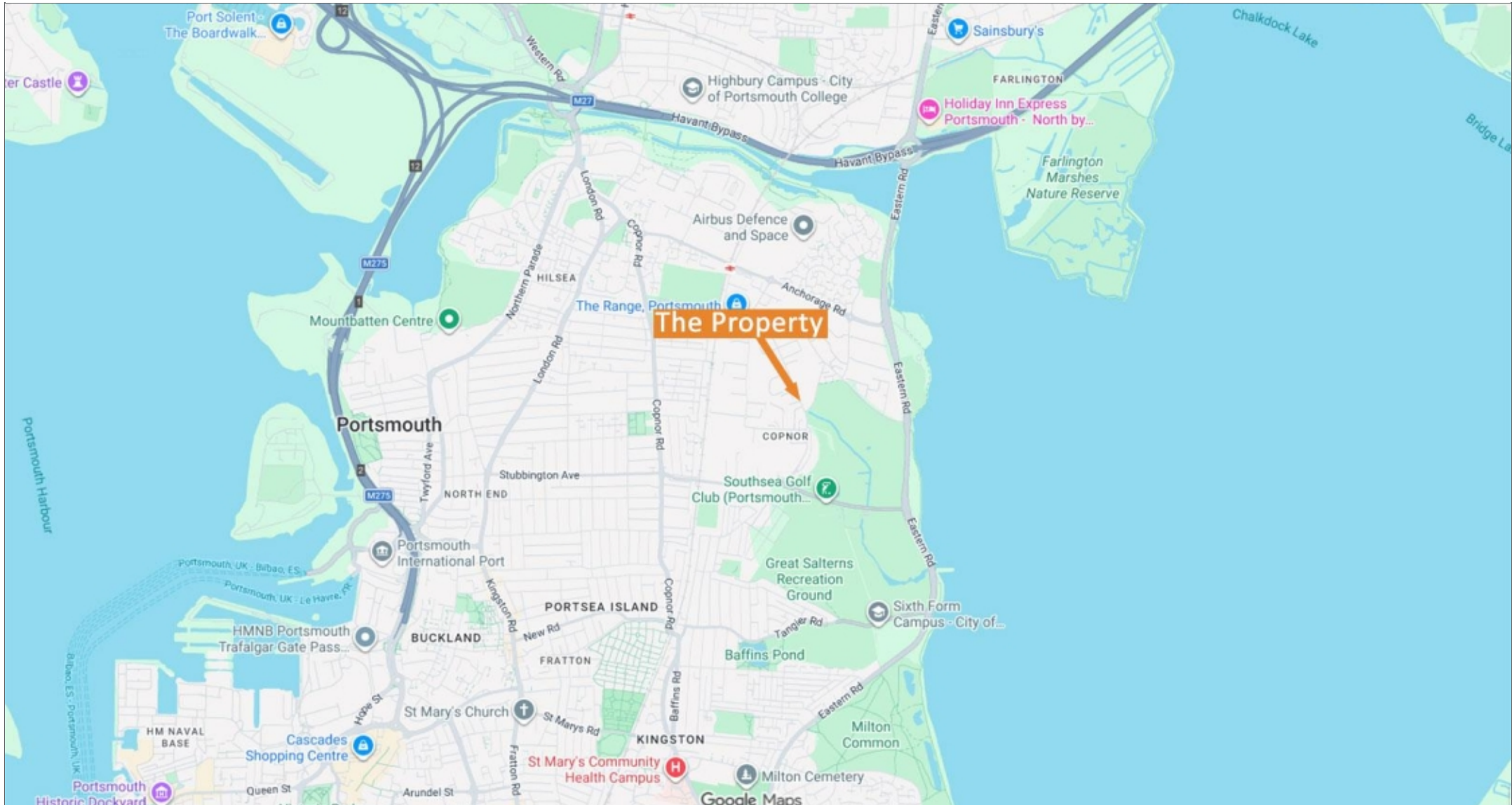
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## Contacts

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