

# Lot 37, Unit 2 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For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)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
- Five yearly rent reviews to 0.5% of freehold Capital Value
- Industrial site of approx. 0.41 ha (1.00 acres)
- Important 2025 rent review outstanding
- Approx. 54% site coverage
- Established industrial location
- Excellent road communications via the A27, M27 & A3(M)

#### Lot

37

#### Auction

11th June 2026

#### Rent

£2,500 per Annum Exclusive

#### Status

Available

#### Sector

Industrial, Ground Rent

#### 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 parcel of land with a site area of approximately 0.41 hectares (1.00 acre), upon which is constructed an industrial building together with associated yard and parking areas and includes the adjoining section of Dundas Close, providing additional access and circulation within the site. (- Solicitor please confirm if this road is adopted by the local authority.)

### Note

Units 1, 2a, 1-3, 4-7 & 8 are to be offered separately as lots 31, 38, 22, 23, 30.

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## Tenancy & Accommodation

| Unit                                   | Use        | Site Area<br>Ha | Site Area<br>(Acres) | Tenant      | Term                         | Rent<br>p.a.x.   | Rent Reviews                                                                                                                             |
|----------------------------------------|------------|-----------------|----------------------|-------------|------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Unit 2                                 | Industrial | 0.41            | (1.00)               | INDIVIDUALS | 125 years from<br>01/04/2005 | £2,500.00        | 01/04/2025 and 5 yearly to 0.5% of freehold Capital Value (See Rent Review provision in the lease which is available in the Legal Pack). |
| <b>Total Approximate Site<br/>Area</b> |            | <b>0.41</b>     | <b>(1.00)</b>        |             |                              | <b>£2,500.00</b> |                                                                                                                                          |

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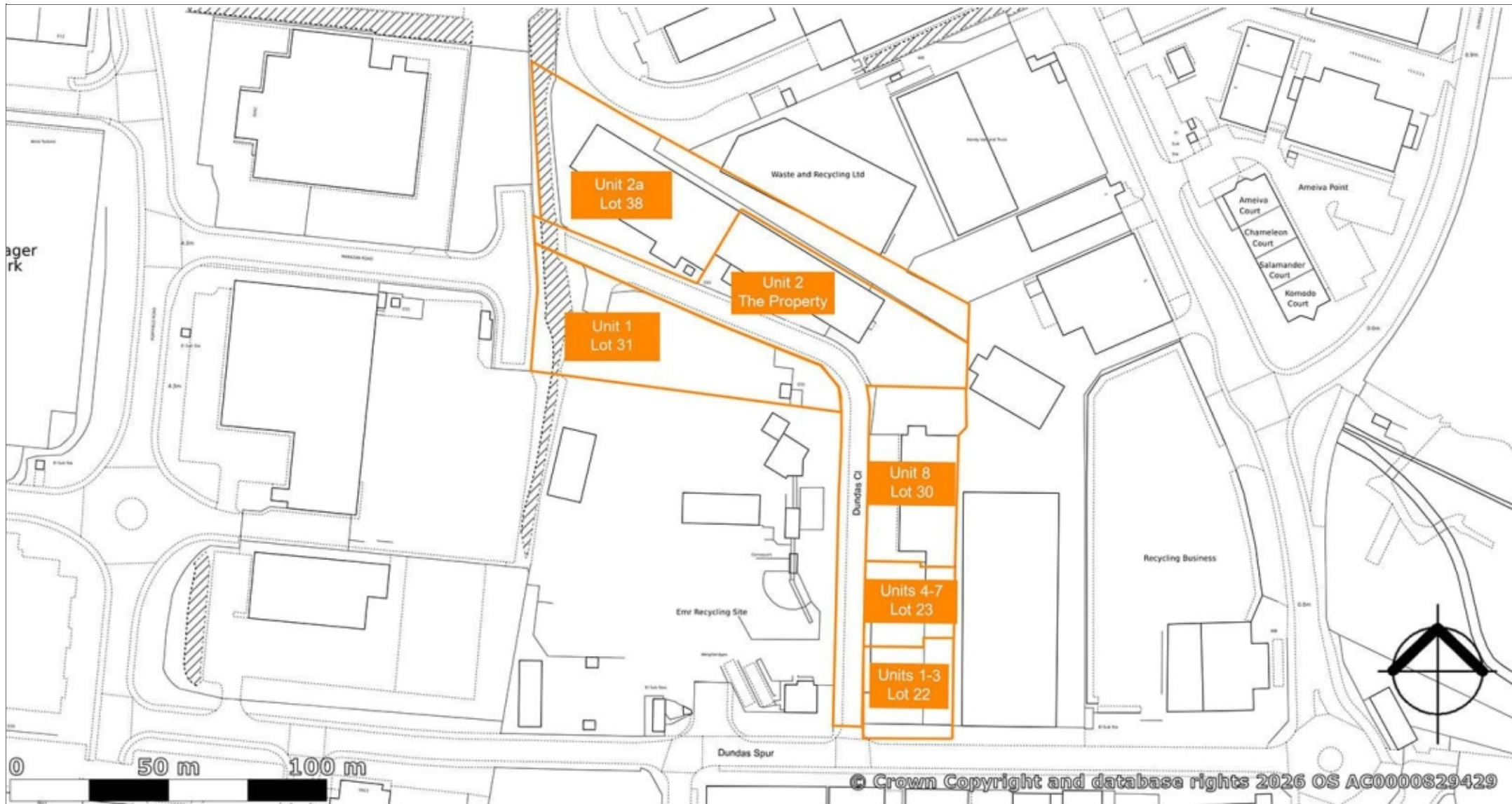
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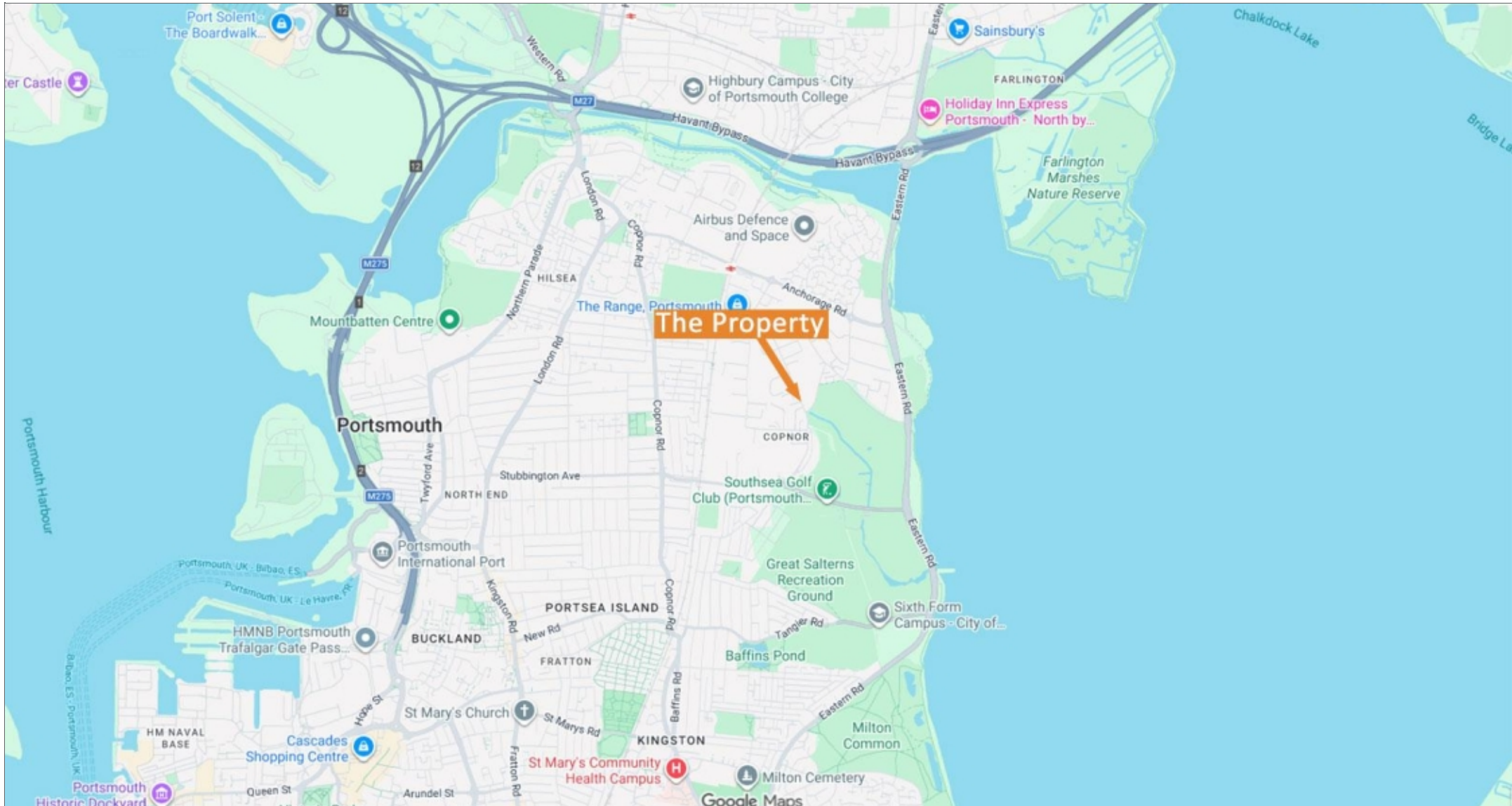
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## Contacts

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