

Lot 37, Unit 2 Dundas Close, Portsmouth, Hampshire PO3 5RB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Lot 37, Unit 2 Dundas Close, Portsmouth, Hampshire PO3 5RB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)

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

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.)

VAT

Please confirm

Note

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

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 37, Unit 2 Dundas Close, Portsmouth, Hampshire PO3 5RB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)

Tenancy & Accommodation

Unit	Use	Site Area Ha	Site Area (Acres)	Tenant	Term	Rent p.a.x.	Rent Reviews
Unit 2	Industrial	0.41	(1.00)	INDIVIDUALS	125 years from 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).
Total Approximate Site Area		0.41	(1.00)			£2,500.00	

Lot 37, Unit 2 Dundas Close, Portsmouth, Hampshire PO3 5RB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Lot 37, Unit 2 Dundas Close, Portsmouth, Hampshire PO3 5RB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



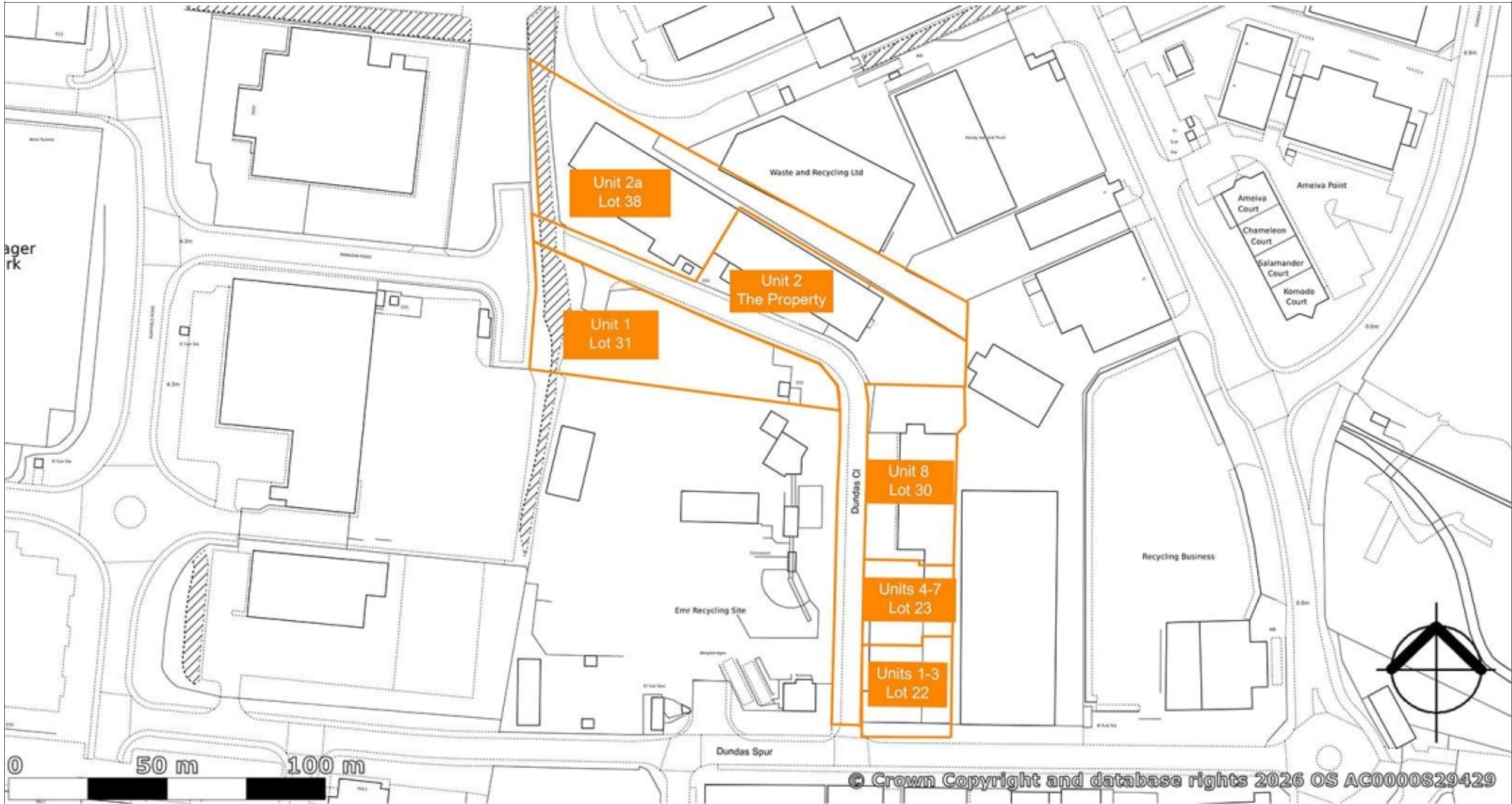
Lot 37, Unit 2 Dundas Close, Portsmouth, Hampshire PO3 5RB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



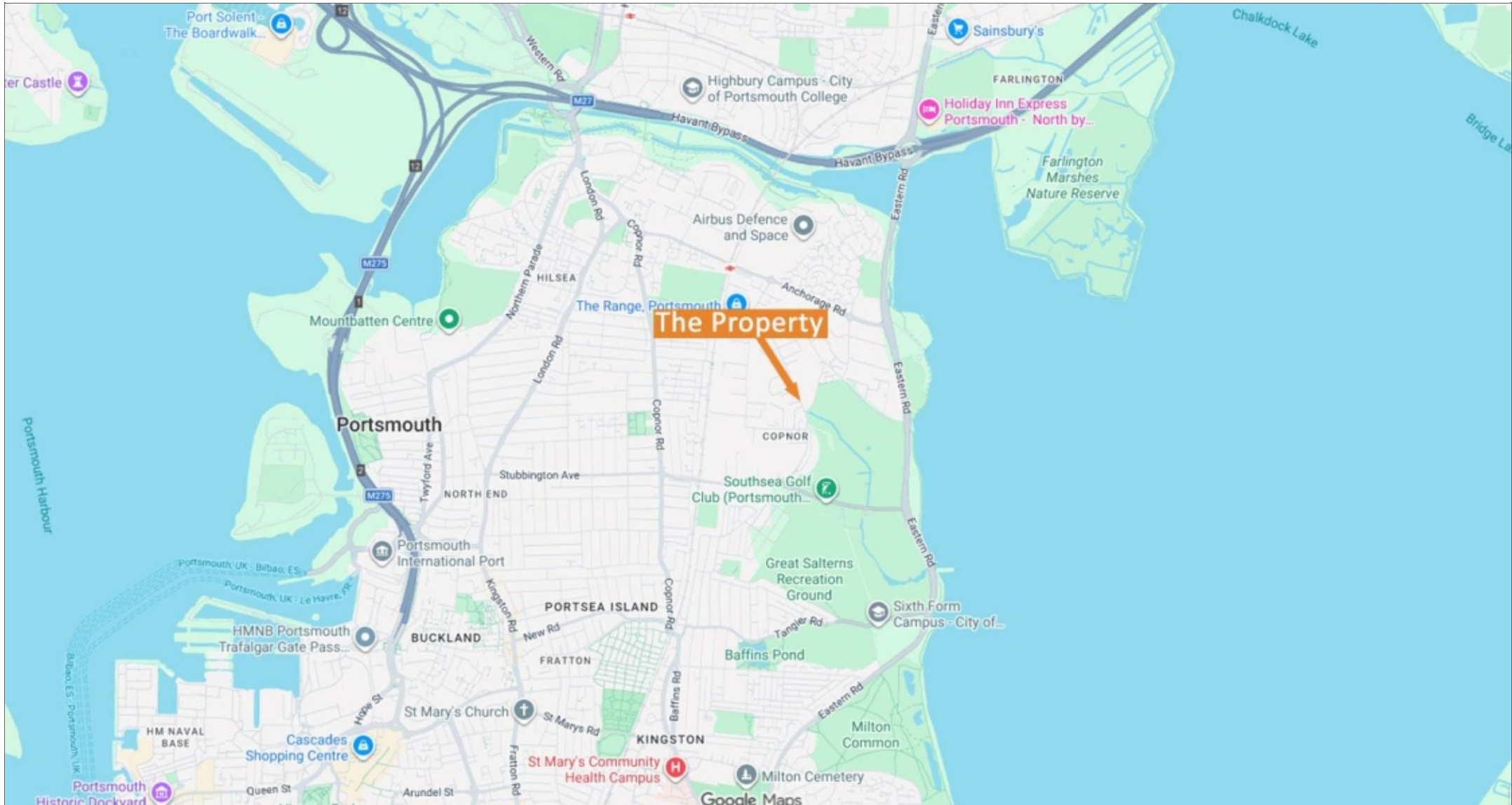
Lot 37, Unit 2 Dundas Close, Portsmouth, Hampshire PO3 5RB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Lot 37, Unit 2 Dundas Close, Portsmouth, Hampshire PO3 5RB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Lot 37, Unit 2 Dundas Close, Portsmouth, Hampshire PO3 5RB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)

Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Archie Martine

+44 (0)20 7034 4858

+44 (0)7377 803 408

archie.martine@acuitus.co.uk

Seller's Solicitors

Tyndallwoods Solicitors

29 Woodburne Road

Birmingham

B17 8BY

Ian Butler

0121 243 3150

ibutler@tyndallwoods.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024