

Lot 38, Unit 2a 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For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)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 linked to 5% of Open Market Rent
- Industrial site of approx. of 0.35 ha (0.86 acres)
- Important 2025 rent review outstanding
- Established industrial location
- Excellent road communications via the A27, M27 & A3(M)

Lot 38
Auction 11th June 2026

Rent £2,635 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 broadly regular and level parcel of land with a site area of approximately 0.35 Ha (0.86 Acres), upon which is constructed an industrial building with associated yard and parking areas.

Note

Units 1, 2, 1-3, 4-7 & 8 are to be offered separately as lots 31, 37, 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 2a	Industrial	0.35	(0.86)	INDIVIDUALS	125 years from 01/04/2005	£2,635.00	01/04/2025 5 yearly to 5% of Open Market Rent (See Rent Review Provision in the lease which is available in the Legal Pack).
Total Approximate Site Area		0.35	(0.86)			£2,635.00	

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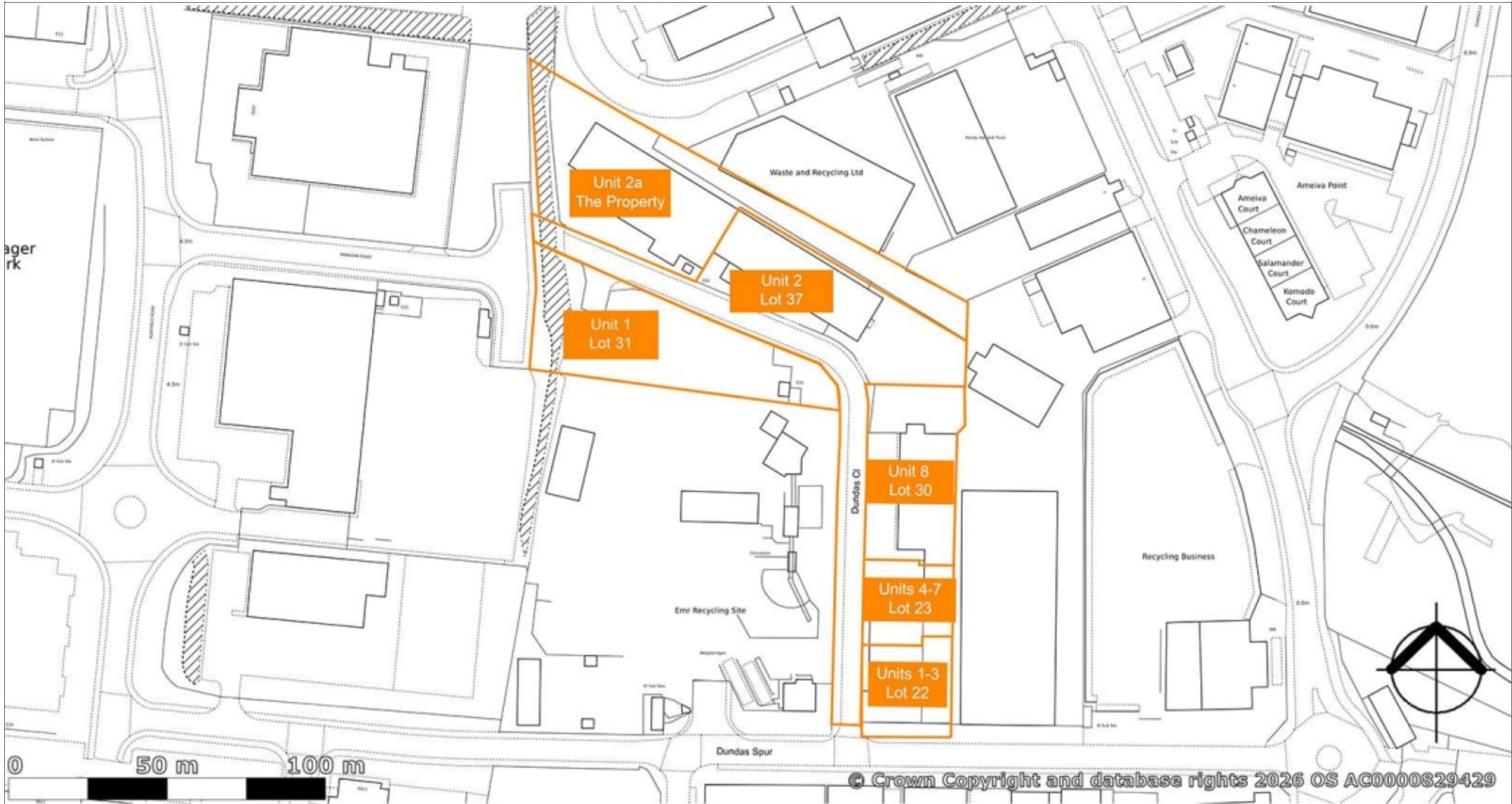
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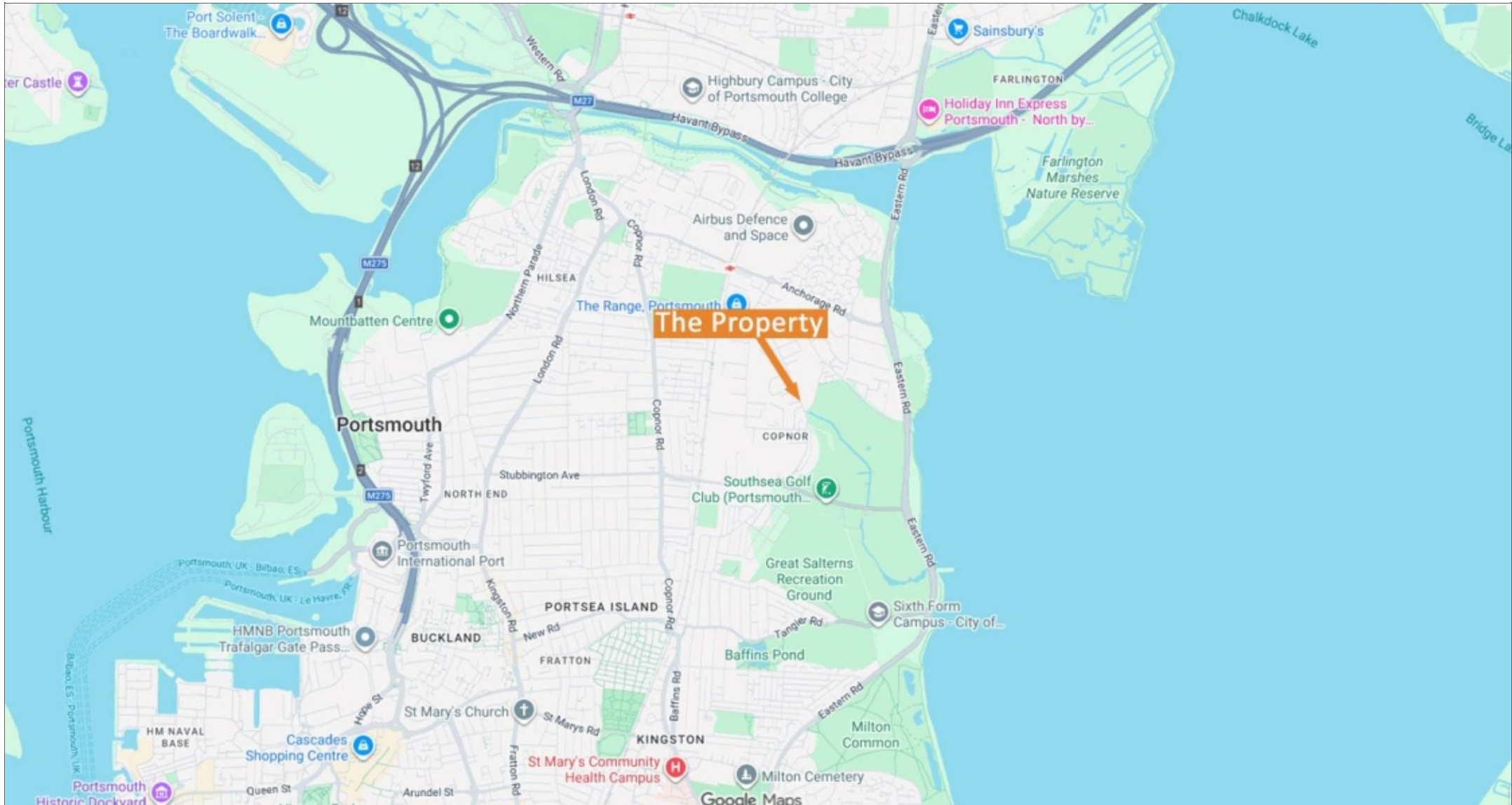
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