

# Lot 22, Units 1-3 Dundas Spur North, 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For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)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. 0.09 ha (0.21 acres)
- Important 2025 rent review outstanding
- Established industrial location
- Excellent road communications via the A27, M27 & A3(M)

<b>Lot</b>	<b>Auction</b>
22	11th June 2026

<b>Rent</b>	<b>Status</b>
£2,000 per Annum Exclusive	Available

<b>Sector</b>	<b>Auction Venue</b>
Industrial, Ground Rent	Live Streamed Auction

### Location

<b>Miles</b>	2 miles north east of Portsmouth City Centre, 16 miles west of Chichester, 20 miles south east of Southampton
<b>Roads</b>	A2030, M275, M27, A3 (M)
<b>Rail</b>	Hilsea Railway Station, Portsmouth & Southsea Railway Station
<b>Air</b>	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 regular shaped and level parcel of land with a site area of approximately 0.09 ha (0.21 acres), upon which is constructed an industrial building with 3 storey integral office accommodation and 5 car parking spaces.

### Note

Lots 1, 2, 2a, 4-7 & 8 are to be offered separately as lots 31, 37, 38, 23 & 30.

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### Tenancy & Accommodation

Unit	Use	Site Area Ha	Site Area (Acres)	Tenant	Term	Rent p.a.x.	Rent Reviews
Units 1-3	Industrial	0.09	(0.21)	TRADEAMP LIMITED (CRN: 04189811)	125 years from 01/04/2005	£2,000.00	01/04/2025 and 5 yearly thereafter at 5% of Open Market Rent (See Rent Review provision in the lease which is available in the Legal Pack)
<b>Total Approximate Site Area</b>		<b>0.09</b>	<b>(0.21)</b>			<b>£2,000.00</b>	

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Hampshire PO3 5RB**

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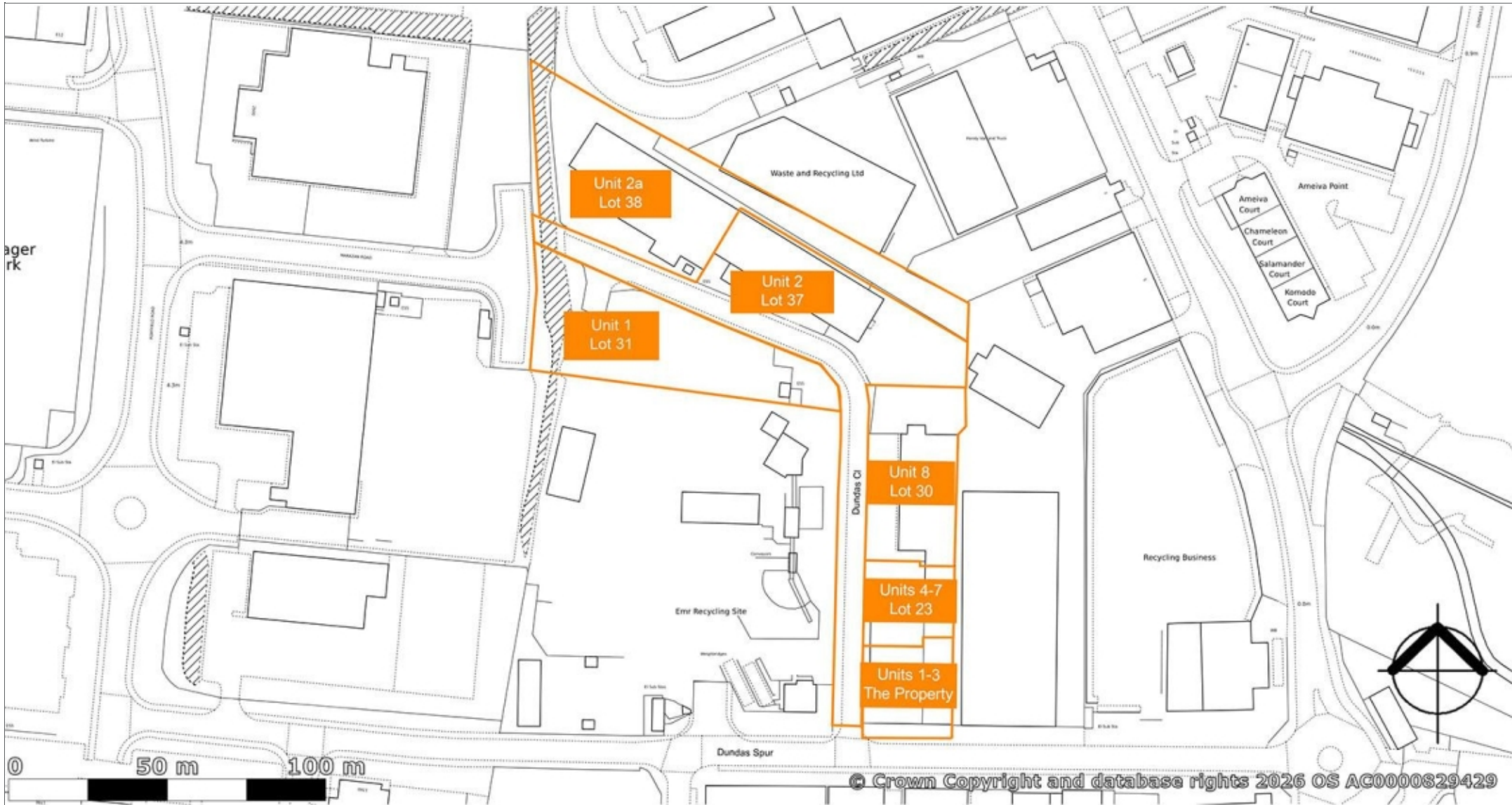
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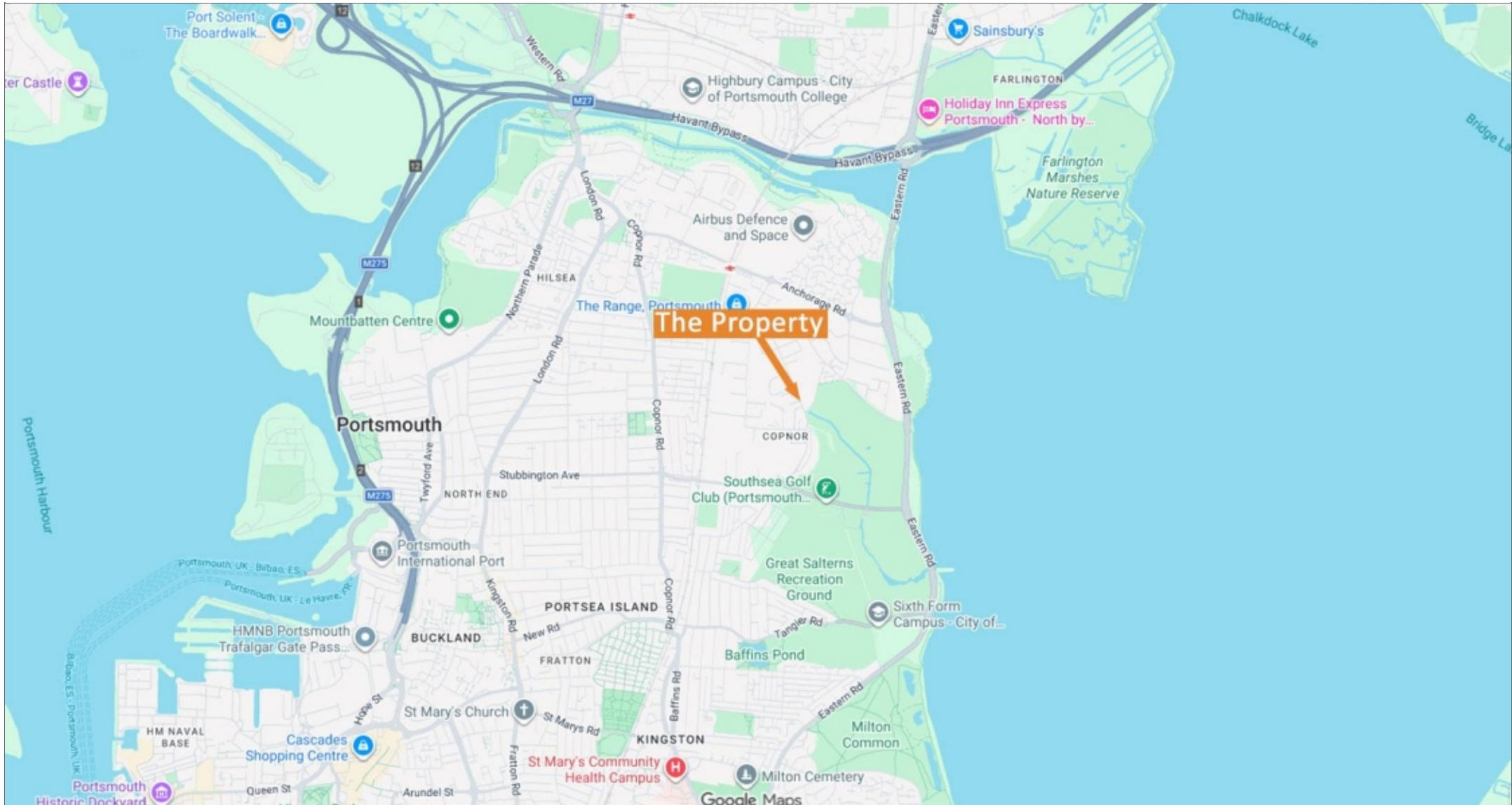
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## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Archie Martine

+44 (0)20 7034 4858

+44 (0)7377 803 408

[archie.martine@acuitus.co.uk](mailto: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](mailto:ibutler@tyndallwoods.co.uk)

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