

FIRST FLOOR, 373-375 OLD COMMERCIAL ROAD PORTSMOUTH PO1 4QG



MODERN OFFICES TO LET



1,553 sq.ft (144.32 sq.m) IPMS3

KEY FEATURES

- Prominent location
- Easy access to M275/M27 motorway
- Open plan accommodation

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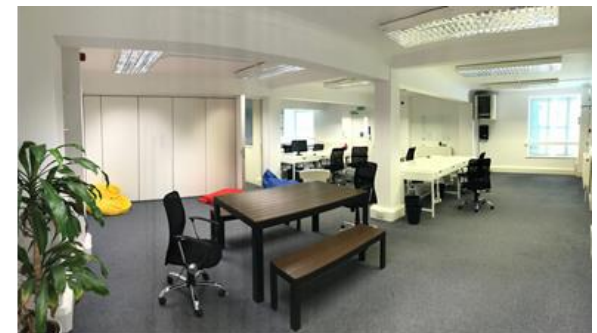
LOCATION

The property is located within the Charles Dickens Conservation Area. The Conservation Area is distinctively characterized by a cobbled street, Victorian street lighting, bollards and retains the original tram tracks.

Portsmouth and Southsea Railway Station is under a mile to the south of the property providing regular services direct into London Waterloo. Gunwharf Quays is approximately 1.5 miles from the property.

Immediately adjacent to the property is a Morrisons superstore, Dreams Beds, Portsmouth International Port and HM Royal Naval Base. The property is at the foot of the A3/M275 linking directly into the M27 with Brighton (A27) to the east and Southampton Airport (approximately 19 miles) to the west.

Cascade Shopping Centre and Commercial Road are located a short walk from the property.



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DESCRIPTION

A former public house provides two floors of offices. The office is situated on the first floor and benefits from good natural light open plan with meeting room and the ability to erect signage on one of the most prominent buildings in Portsmouth.

SPECIFICATION

- Open plan accommodation
- Perimeter trunking
- Central heating
- Kitchen and WC facilities
- Separate entrance



TENURE

The suite is available on a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£20,000 per annum exclusive of rates, service charge and VAT.

SCHEDULE OF AREAS (APPROX. IPMS3)

Description	ft ²	m ²
First Floor Offices	1553	144.32

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of Units 1 & 2 - £11,500 and Unit 3 - £15,750. However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

Energy Performance Rating: D:81



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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the joint sole agents.

CONTACT

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SUBJECT TO CONTRACT
March 2019

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