



First Floor, Norman House
Kettering Terrace, Portsmouth, Hampshire PO2 7AE

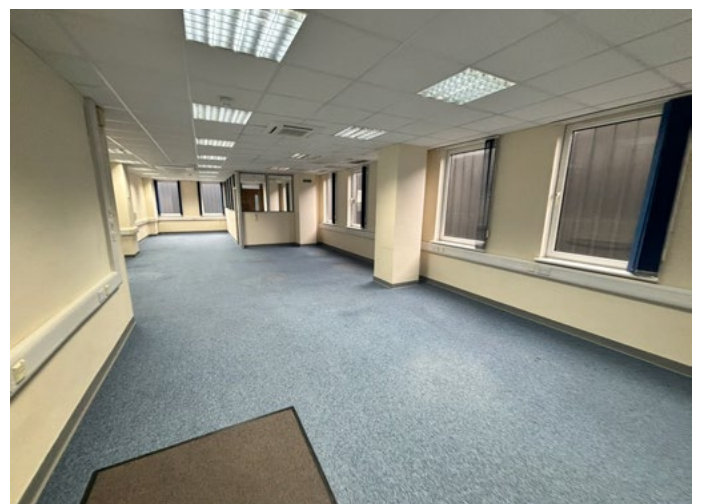
TO LET

FIRST FLOOR OFFICE SUITE WITH PARKING

Total NIA - 393.62 sq m (4,237 sq ft)

Key Features:

- Easy access to motorway network and city centre
- Open plan office space
- 7 car parking spaces within a secure car park
- Lift access
- Fob entry and secure car parking
- Available as a whole or in part, subject to terms
- New EFRI lease
- £50,000 per annum
- Last floor remaining
- Close to London Road which provides shopping and restaurants





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Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

Norman House is strategically located with quick access to the M275, which leads directly to the M27/A27 and further connecting networks to the A3 and M3. The property sits near the port and Shell Garage with access via public transport and well-connected cycle lanes.

The City Centre is a short distance away for central shopping locations. The property is also walking distance from London Road which is a secondary retail location with supermarkets and local amenities.

Accommodation

Norman House is a four-storey office building with the subject accommodation on the first floor.

The premises benefit from fob entry via the ground floor with lift and stair access up to the first floor. There are male and female toilets on this floor.

The office space is open plan with some fixtures left from the previous tenant. There is a natural split with the potential for two office suites. Please discuss with the Agent.

There are seven car parking spaces available with the property. There is also secure bike storage.

The accommodation has an approximate NIA of 393.62 sq m (4,237 sq ft).

The split would lead to two suites of 1,286 and 2,951 sq ft offices.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

February 2025

EPC

We understand the property to have an EPC rating of C.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let as a whole or in part by way of a new (effectively) full repairing and insuring lease for terms to be agreed at £50,000 per annum.

There is a service charge.

Business Rates

Rateable Value (2023): £31,250.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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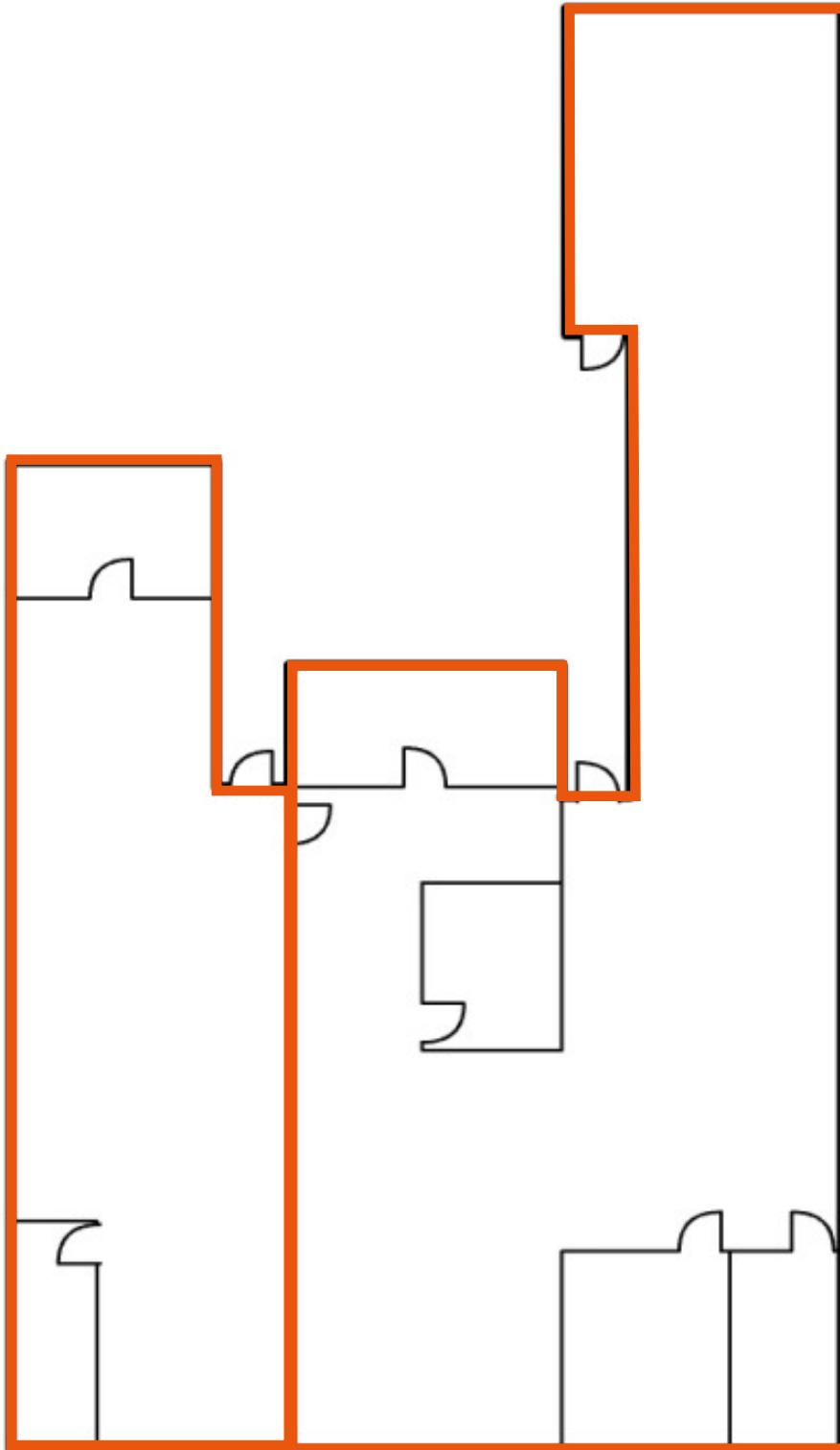


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Floor Plan



For identification purposes only.