



RENT INCENTIVE AVAILABLE



## Fairfield House, Kingston Crescent, Portsmouth, PO2 8AA

Open Plan Office - To Let

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	1,112 to 10,744 sq ft / 103.31 to 998.15 sq m
<b>Rent</b>	£16 Per sq ft
<b>Service Charge</b>	TBC
<b>Business Rates</b>	£136,500 (whole building)
<b>EPC Rating</b>	D (87)

### Key Points

- To Let
- Open plan offices
- Secure car parking
- Easy access to motorway network/ City Centre
- Passenger Lift



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## Description

Fairfield house is a modern four storey prominent office building with front access from Kingston Crescent with car park access off Heathfield Road via a security gate. The third floor is to undergo refurbished to a modern standard.

## Location

Fairfield House is a modern four storey office building located in the North End area of Portsmouth on Kingston Crescent a short distance from the M275 Rudmore roundabout and the Continental Ferry Port. The property is at the northern fringe of Portsmouth City Centre and 1.5 miles from the M27. Kingston Crescent provides a polarisation of commerce owing to its excellent accessibility by both public and private transport combined with it being situated equidistant from the motorway and prime shopping area. Transport links and retail facilities nearby provide a strong attraction to a workforce. Portsmouth railway station is within 1.5 miles from the property and the Continental Ferry Port is approximately 150 yards away. Commercial Road and the Cascades shopping precinct are approximately 1 mile to the south.

## Accommodation

The accommodation comprises of the following approximate floor areas:

Name	sq ft	sq m	Tenure	Availability
Unit. - Third Floor	2,742	254.74	To let	Available
<b>Total</b>	<b>2,742</b>	<b>254.74</b>		

## Terms

The third floor suite is available to let on terms to be agreed at commencing rental of £16.00 per sq ft per annum exclusive.

## Business Rates

Rateable Value: £136,500 (whole building). You are advised to check the rate payable with the local council before making a commitment.

## Other Costs

Each party to be responsible for their own legal cost incurred in the transaction. A service charge is applicable. Unless stated, all prices and rents are quoted exclusive of VAT.



## Viewing & Further Information

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