



ALTERNATIVE USES CONSIDERED (STP)



## Storehouse 9, Main Road, HM Naval Base, Portsmouth, PO1 3PX

Stunning Building within the Portsmouth Historic Dockyard

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,121 to 5,049 sq ft / 197.05 to 469.07 sq m
<b>Rent</b>	Rent on application
<b>Business Rates</b>	On application
<b>EPC Rating</b>	C (63)

### Key Points

- Would suit multiple uses (STP)
- Flexible open plan space
- Grade I listed character building
- Ground floor commercial space



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## Description

The subject premises is a Grade I listed, self contained, four storey building of traditional brick construction, constructed circa 1782. The last of three large Georgian storehouses to be built during the Dockyard expansion from 1760. The ground floor space gives operators versatile open plan space that could suit a variety of uses.

## Location

The HM Naval Base is situated at the western end of Queen Street and the junction with The Hard. The subject premises are situated within the Historic Dockyard on the wester side of Main Road. Storehouse 9 is well located with the mainline railway station and bus terminal a short walk to the south. Gunwharf Quays is 0.5 miles to the south.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - North (Floor Area Approx.)	2,121	197.05
Ground - South (Floor Area Approx.)	2,928	272.02
<b>Total</b>	<b>5,049</b>	<b>469.07</b>

## Specification

- \*Mainly open plan space
- \*High level spot lighting
- \*Original timber floors
- \*Disabled WC & wash hand basin
- \*Kitchen

## Terms

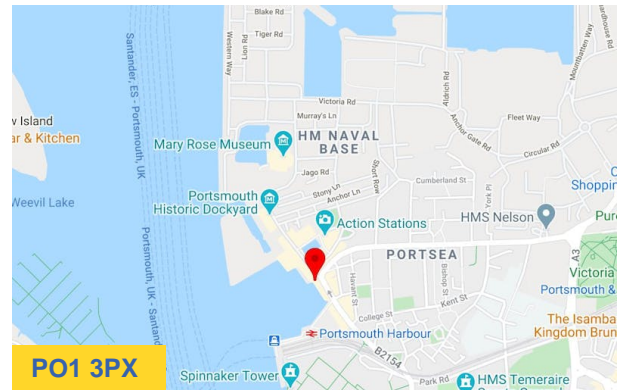
Available on a new internal, repairing and insuring lease for a term to be agreed.

## Business Rates

Please enquire to Portsmouth City Council rates department for further information or enquire via: [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)

## Other Costs

A service charge & buildings insurance will be charged.  
Each party to be responsible for their own legal costs incurred in the transaction.  
Unless stated, all prices and rents are quoted exclusive of VAT.



## Viewing & Further Information

**Tom Holloway**

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