

# PORTSMOUTH

Connect Centre, PO2 8QL



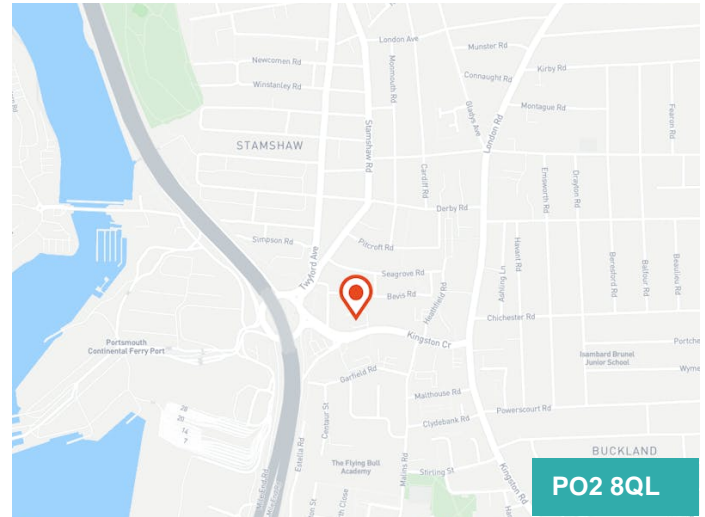
## **C2 (RESIDENTIAL TRAINING CENTRE) / D1 (NON RESIDENTIAL INSTITUTIONS) / DEVELOPMENT LAND / OFFICE / SERVICED OFFICE FOR SALE**

**66,546 SQ FT**

- Self Contained Office Building
- 66,546 sq ft (NIA)
- Site Area of 1.3 Acres
- 211 Car Parking Spaces
- Of Interest to Developers & Investors

**Freehold Landmark Office Building - Suitable for Alternative Uses  
(Subject to Usual Consents)**

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## Summary

<b>Available Size</b>	66,546 sq ft
<b>Price</b>	Price on application
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	D (79)

## Description

The subject property comprises a detached landmark office constructed in the 1970's of concrete frame with brick tiles and glazed elevations. The property is configured into two separate wings East and West with communal toilets and three (12 person / 900 kg) lifts servicing all floors. The West Wing provides office accommodation from the 1st to 9th floor and the East wing provides office accommodation from the 1st to 5th floor. The wings sit beneath flat roofs.

The property totals 66,546 sq ft (Net Internal Area) and sits on a self-contained site of 1.3 acres, there are 113 surface level and 98 undercroft car parking spaces, this equates to 211 spaces in total.

## Location

Portsmouth is a major city situated on the central south coast, with a district population of approximately 205,056 persons (2011 Census), forming part of the wider Solent conurbation. Known historically as a naval base and commercial port, the city has established a considerable high technology light industrial base, with major employers including Portsmouth University, BAE Systems and Airbus Defence & Space.

In recent years, Portsmouth has undergone major transformation and regeneration in a bid to attract alternative industries and promote itself as a commercial and leisure destination.

The property is located at the foot of the M275 on the northern fringe of Portsmouth City Centre and 1.5 miles from the M27. Portsmouth and Southsea Train Station is located approximately 1.3 miles to the south of the property and the Continental Ferry Port is opposite to the west.

## AML

In accordance with regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VAT

The property is elected for VAT, therefore VAT will be chargeable on the purchase price.

## Dataroom

Further information relating to the property can be found in the dataroom - for access please contact Mary Pearson - [mpearson@vailwilliams.com](mailto:mpearson@vailwilliams.com).



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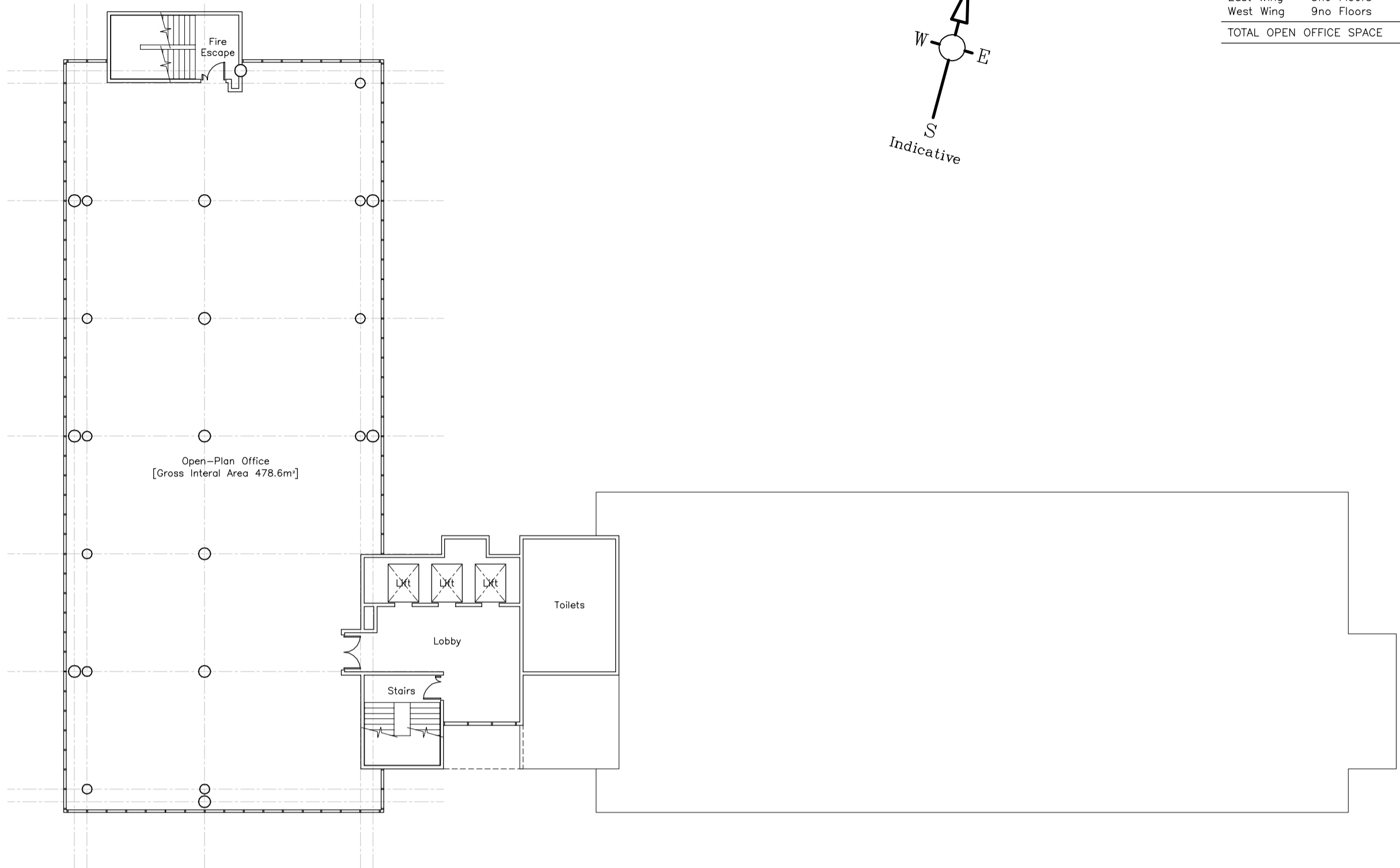
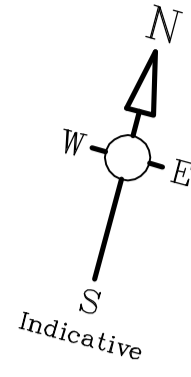


LINEAR SCALE 1:200 @ A2

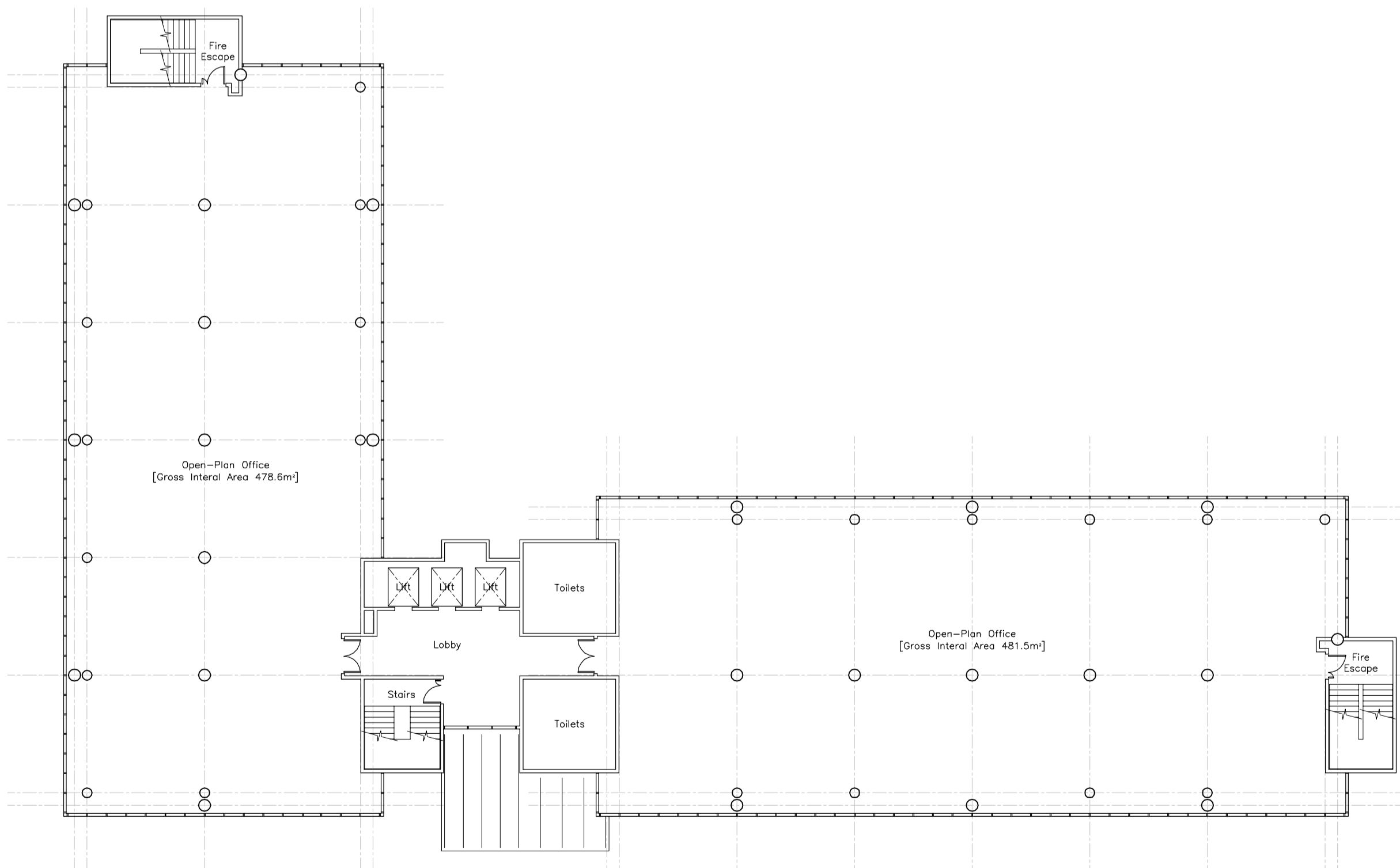
**Drawing For Planning Purposes Only**  
 All dimensions and details on this drawing are for planning purposes and should not be used for fabrication and erection purposes. DO NOT scale from this drawing, except for planning purposes, use figured dimensions if available. Any discrepancies should be highlighted without delay.  
 Note: This drawing has been reproduced with information from existing scaled drawings and overall building footprint cross-referenced with Ordnance Survey data. It is not known whether the existing scaled drawings derive from accurate survey information, so therefore ADP Architects Ltd cannot be held accountable for any discrepancies discovered on site.  
 IF IN DOUBT ASK FOR CONFIRMATION.

**Schedule of Accommodation**  
 [Gross Internal – Excluding Circulation]

East Wing	5no Floors	481.5m sq	5182.8ft sq
West Wing	9no Floors	478.6m sq	5151.9ft sq
TOTAL OPEN OFFICE SPACE		6715.2m sq	72282.1ft sq



West Wing East Wing  
 Existing Sixth-to-Ninth Floor Plans



West Wing East Wing  
 Existing First-to-Fifth Floor Plans

**EXISTING BUILDING**