



## **Unit 1 Enterprise House, Isambard Brunel Road, Portsmouth, PO1 2TR**

**Office / Retail Unit (All Uses Considered STP)**

### **Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	539 sq ft / 50.07 sq m
<b>Rent</b>	£10,000 per annum
<b>Service Charge</b>	£894 per annum + VAT, inc. building insurance
<b>Business Rates</b>	To be reassessed

### **Key Points**

- Close to Portsmouth & Southsea Railway Station
- Busy City Centre Location
- In Proximity to Offices, Hotels & Student Halls of Residence
- All uses considered (STP)
- 1 Parking Space

## Description

The Unit occupies the ground floor of a three storey building fronting Isambard Brunel Road.

The premises have previously been used as offices, however, would be suitable for alternative uses, subject to the necessary planning consents.

## Location

Enterprise House occupies a prominent location on Isambard Brunel Road, in the City centre of Portsmouth.

The property is located close to Portsmouth & Southsea Railway Station, adjacent to Portsmouth Council Civic Offices and a short distance from Guildhall Square, University faculty buildings and Public Library.

Portsmouth & Southsea Railway Station has a direct line to Southampton, Gatwick Airport & London Waterloo.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 1	539	50.07	Available
<b>Total</b>	<b>539</b>	<b>50.07</b>	

## Specification

The Unit benefits from the following:-

Comfort Cooling

Suspended Ceiling with LED Lighting

Electric Wall Mounted Heating

Carpeted Throughout

Kitchenette

Male & Female W.C.'s

1 Parking Space

## Terms

The Premises are available on a new effective full repairing and insuring lease for a term to be agreed at a rent of £10,000 per annum.

## Business Rates

Rateable Value to be reassessed following split.

You are advised to make your own enquiries to the local authority in this regard before making a commitment to lease.

## Other Costs

Each party are to be responsible for their own costs incurred in the transaction. Unless otherwise stated all costs & rents are exclusive of VAT

## Video

- Walk Through Video - <https://vimeo.com/434829097>



## Viewing & Further Information

### James West

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### Tom Holloway

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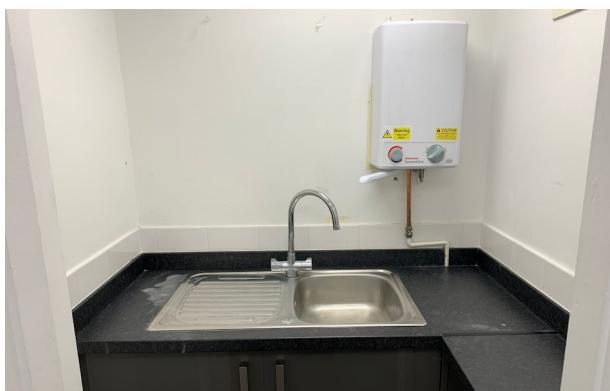
[tom@hi-m.co.uk](mailto:tom@hi-m.co.uk)

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NOTES:

Unit 1  
50.16 sqm  
539.91 sqf

WC

Ground Floor

chris flint associates ltd

JOB TITLE:  
Annexe  
Enterprise House  
Isambard Brunel Road  
PORTSMOUTH  
HAMPSHIRE

DRAWING TITLE:  
PART GROUND FLOOR

JOB NO:

SCALE: as shown @ A3	DRAWING NO: P-1
DATE: 02/02/24	
DRAWN: CRF	CHEKED: REV:

Scale in Metres  
0 1 2 3 4 5 for 1:100

