



**HOLLOWAY
ILIFFE &
MITCHELL**

Office, Retail, Leisure, Pub / Bar / Club, Takeaway,
Restaurant
TO LET

ALL USES CONSIDERED (STP)



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

Office / Retail Unit (All Uses Considered STP)

Summary

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

Key Points

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



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PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

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

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
Total	539	50.07	

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

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NOTES:

[illegible]

chris flint associates ltd

Annexe
Enterprise House
Isambard Brunel Road
PORTSMOUTH
HAMPSHIRE

DRAWING TITLE:


PART GROUND FLOOR

JOB NO:

SCALE: as shown @ A3	DRAWING NO:
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DATE: 02/02/24

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DRAWN:  CRF	CHECKED:	REV:
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