

PORTSMOUTH

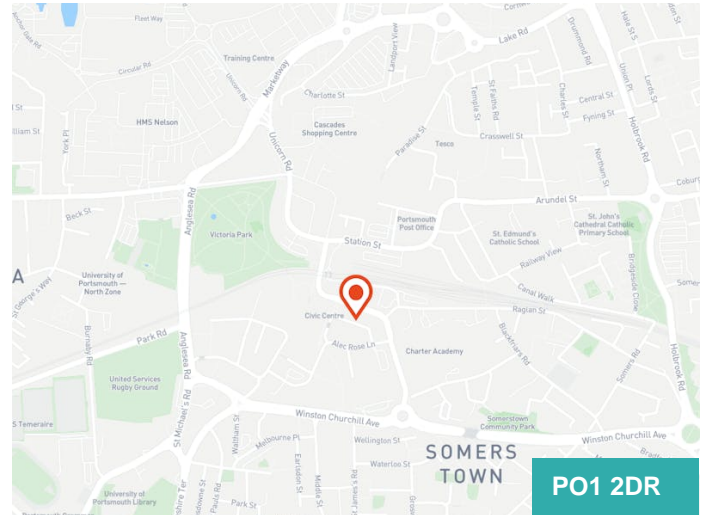
Unit B Chaucer House, PO1
2DR



HEALTHCARE / LEISURE / OFFICE / RETAIL TO LET

3,272 SQ FT

- City centre location
- New build development
- Suitable for a variety of uses
- Improved, landscaped public realm
- Close to offices, hotels and student halls of residence



Summary

Available Size	3,272 sq ft
Rent	Rent on application
Business Rates	Upon enquiry
Service Charge	A service charge is applicable to this unit, further details on request.
EPC Rating	Upon enquiry

Description

Chaucer House comprises a new build student halls of residence arranged over 13 storeys, providing accommodation for 484 students.

The premises have planning consent to be used within Class A1 (retail), A2 (financial and professional services), A3 (restaurant and cafes), B1 (office and business use), D1 (medical) and D2 (leisure). The redevelopment has included improvements to the public realm surrounding Chaucer House, to include the narrowing of Isambard Brunel Road providing a larger pedestrianised area and offering the opportunity for external customer seating area.

Location

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

The property is located across from Portsmouth and Southsea Railway Station, adjacent to the Councils Civic Offices and a short distance to the Guildhall Square, University faculty buildings, Public Library and Premier Inn and the Magistrates Court. Portsmouth and Southsea railway station has a direct line to, Southampton, Gatwick Airport and London Waterloo.

In addition to this development the area immediately surrounding Chaucer House is the focus of considerable regeneration, including the following:

- Midland House has been redeveloped as a Premier Inn with ground floor convenience store and Costa Coffee.
- Unite Students have recently completed construction of £42m, 25 storey student Greatham Street accommodation tower providing accommodation for 836 students.
- Catherine House, a redevelopment providing accommodation for 1,000 students with associated retail facilities.
- Portsmouth City Council proposes to create a new train/bus transport hub at Portsmouth & Southsea station under their core strategy.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - Commercial Unit B	3,272	303.98
Total	3,272	303.98

Terms

The premises are available on a new effective full repairing and insuring lease. All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Planning

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business use), D1 (medical) and D2 (leisure). The redevelopment has included improvements to the public realm surrounding Chaucer House, to include the narrowing of Isambard Brunel Road providing a larger pedestrianised area and offering the opportunity for external customer seating area.



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