



Kingsley Building, Rowland Road, Portsmouth, PO6 4RD

Detached Lock Up Property Available

Summary

Tenure	To Let
Available Size	936 sq ft / 86.96 sq m
Rent	£12,000 per annum
Rateable Value	£7,100
EPC Rating	D (79)

Key Points

- Range of Uses Considered STP
- On Site Parking
- Self Contained
- Recently Renovated
- Potential For 100% Business Rate Relief - For Further Details Contact The VOA

Description

The property is a detached premises which consists of a 4 separated rooms, storage cupboard, kitchenette, and w/c with wash hand basin.

The property lends itself to various potential uses, including retail, office and workshop use (STP), and could be made into open plan or left as separate rooms. It also benefits from having a large parking area at the front for an estimated 9 spaces.

Location

The property is located in the residential area of Portchester approximately 350 meters north of Southampton Road. The property is accessed from Jubilee Avenue by Rowland road, and found half way along on the left hand side.

The property offers access to Southampton road (A27) leading to Fareham to the West and Portsmouth to the East, access to the M27 is via junction 12 approximately 1.5 miles to the east or junction 11 approximately 3 miles to the West.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	936	86.96	Available
Total	936	86.96	

Specification

- * Recently renovated
- * LED lights
- * On site parking
- * Kitchenette
- * Electric hot water tap
- * W/C and wash basin
- * Can be open plan
- * Natural light
- * Storage cupboard
- * Bin store

Terms

Available on a new full repairing & insuring lease for a term to be agreed at £12,000 per annum.

Business Rates

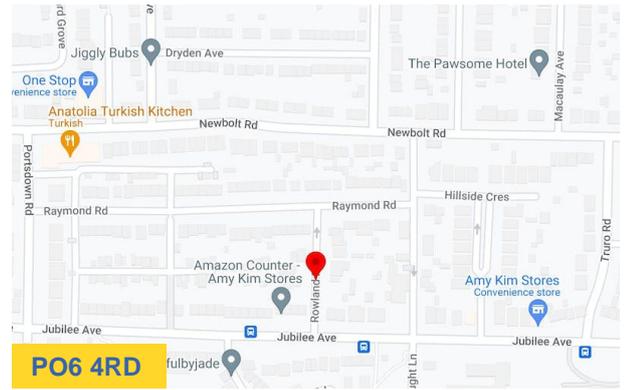
Rateable Value: £7,100 (Source: VOA)

The property will qualify for small business rates relief, you are therefore advised to make your own enquiries to the local authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

Buildings Insurance - to be confirmed.



Viewing & Further Information

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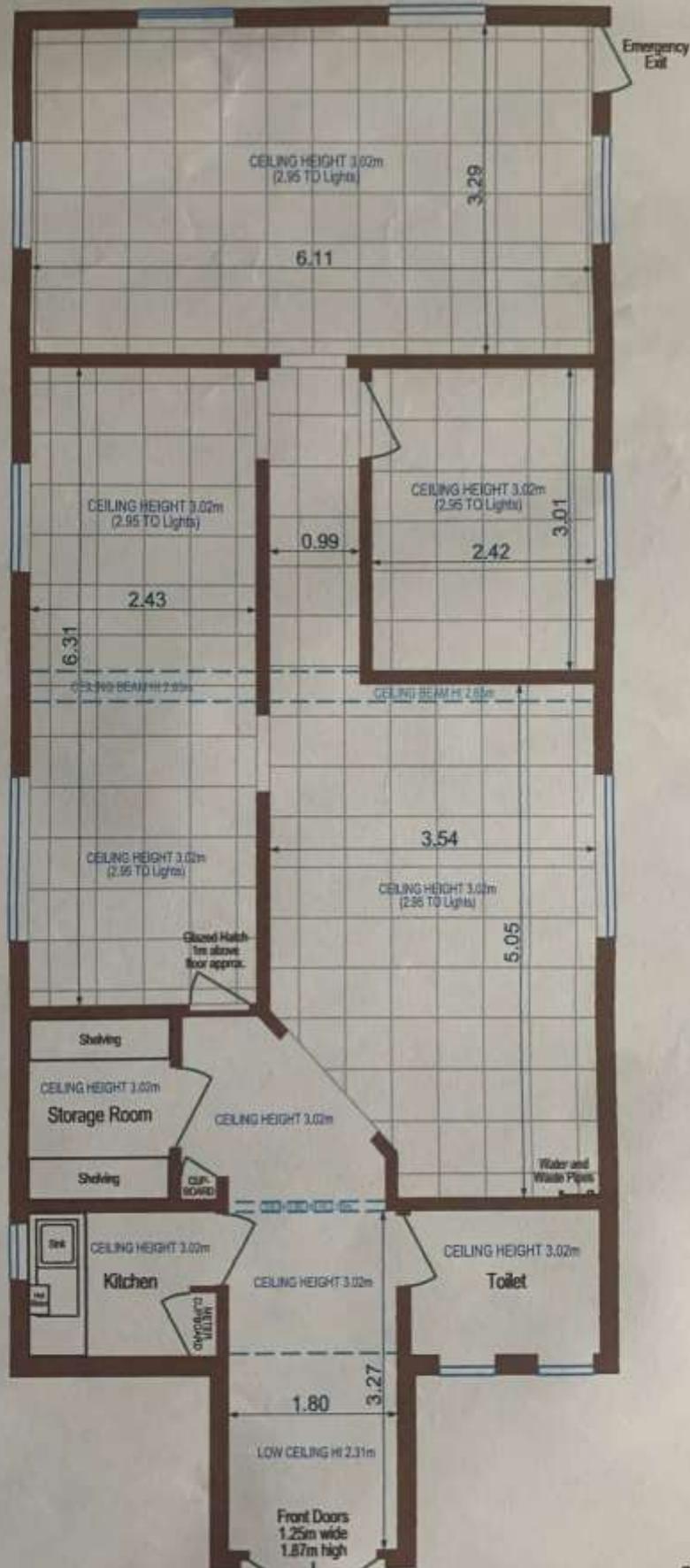






Kingsley Building

Rowland Road, Portsmouth



Grid is 0.5m x 0.5m

Windows

ENTRANCE

SCALE 1 : 50 @ A3
1 : 60 @ A4