



**62-68 KINGSTON CRESCENT, PORTSMOUTH, PO2 8AQ**

**OFFICE TO LET / FOR SALE**

**3,602 TO 10,979 SQ FT (334.64 TO 1,019.98 SQ M)**





# Summary

## SELF-CONTAINED 3-STOREY OFFICE BUILDING - TO LET

**Available Size** 3,602 to 10,979 sq ft

**Rent** £16 per sq ft

**Price** £1,500,000

**Business Rates** N/A

**EPC Rating** Upon enquiry

- Open plan accommodation
- Located to the north of Portsmouth City Centre
- Excellent accessibility to public transport links and retail facilities
- 1.5 miles from the M27
- Close to Continental Ferry Port
- Potential for alternative uses STTP
- 49 car parking spaces





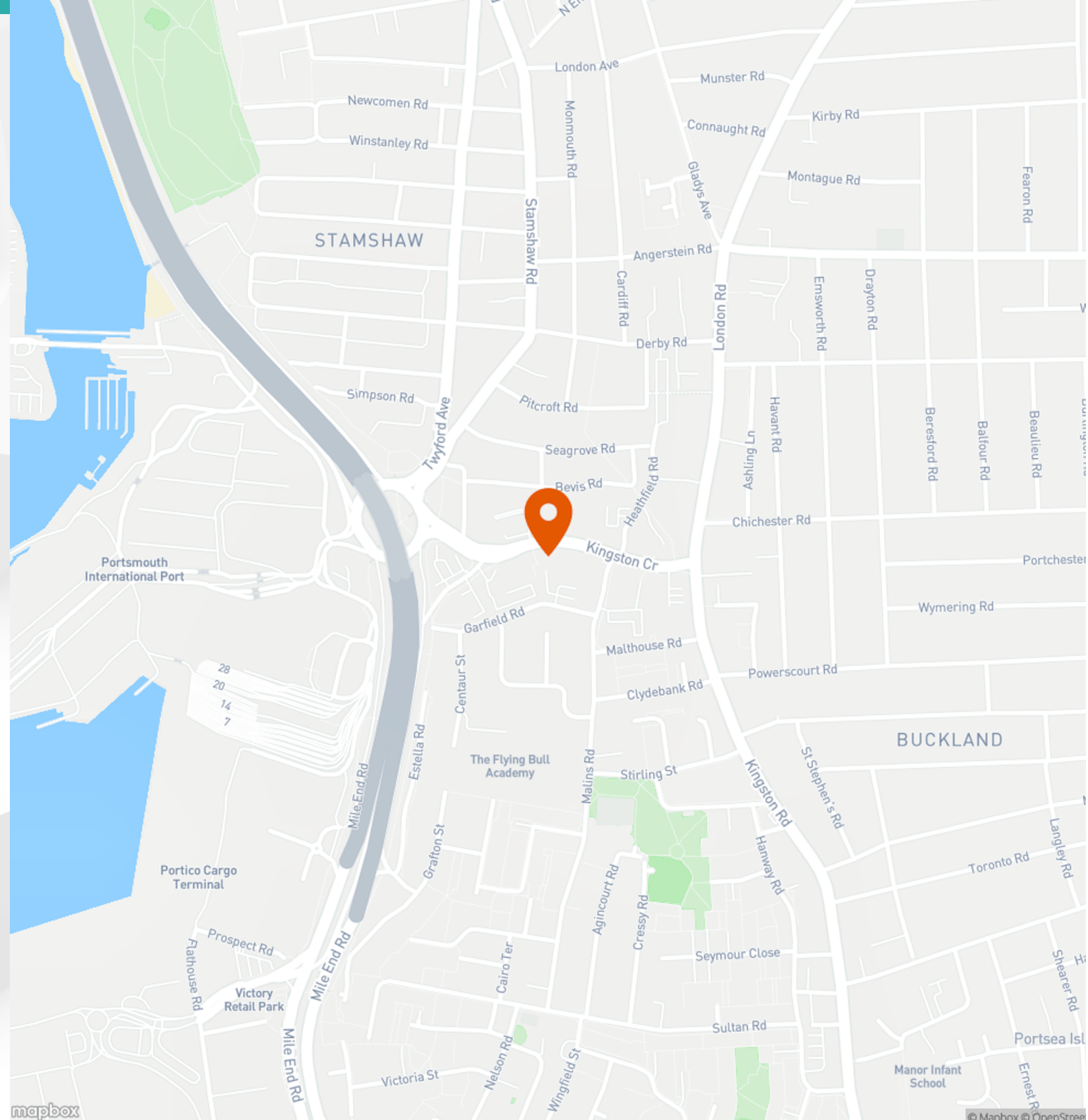
# Location



**62-68 Kingston Crescent,  
Portsmouth, PO2 8AQ**

The property is located at the northern fringe of Portsmouth City Centre and 1.5 miles from the M27. Portsmouth railway station is within 1.5 miles from the property and the Continental Ferry Port is approximately 150 yards away.

Commercial Road and the Cascades shopping precinct are approximately 1 mile to the south.









# Further Details

## Description

The property comprises a self-contained 3-storey office building arranged over ground, first and second floors. Each floor is designed to an open plan specification. The property is available to let as a whole or on individual floors, alternatively the freehold is available to purchase.

The property benefits from a large on-site car park to the rear with a total of 49 spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,602	334.64	Available
1st	3,671	341.05	Available
2nd	3,706	344.30	Available
<b>Total</b>	<b>10,979</b>	<b>1,019.99</b>	

## Specification

Lift access to all floors

WCs on all floors

Air conditioning to both the ground and first floors

Gas central heating throughout

Suspended ceiling and floor with floor boxes

LED lighting

Kitchenette facilities

Excellent parking

## Viewings

Strictly by appointment through the joint sole agents.

## Terms

The property is available by way of a new full repairing and insuring lease or alternatively the freehold is available to purchase.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Joint Agents

Jonathan Thomas

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## Enquiries & Viewings



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