



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE

**Technopole, Kingston Crescent, North End,
Portsmouth PO2 8FA**
Detached 5 Storey Office Building



KEY FEATURES

26,933 sq. ft. (2,502 sq. m.)

Long Leasehold

Income Producing

Approx. 106 car parking spaces

Close to J2 M275

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Hellier Langston
Ground Floor, E1 Fareham Heights
Standard Way
Fareham PO16 8XT

For Sale

Detached 5 Storey Office Building

Description

The property comprises a five-storey detached office constructed in 2001 around a steel frame, with the exterior largely double glazed with solar tinted windows. Parking is provided to the front of the building and in a separate surface car park adjacent; in total, the site benefits from approximately 106 spaces and a ratio of 1:254 sq. ft. The floors benefit from lift and stair access via a communal reception.

The building is accessed via a communal reception area with the central core providing lift and stair access to all floors, male and female w/c facilities, shower room and kitchens on each floor.

Specification

- Suspended ceilings with inset diffused lighting
- Double glazed windows
- Raised carpeted flooring with floor boxes for power
- Air handling system
- Central heating (communal areas)

Accommodation

The property has been measured and has the following approximate net internal areas:

Floor	Description	Sq. M.	Sq. Ft.
Ground	Reception	36.11	389
	Offices	531.21	5,718
First	Offices	527.80	5,681
Second	Offices	527.71	5,680
Third	Offices	527.48	5,678
Fourth	Offices	351.78	3,787
	Total	2,502.09	26,933

Tenure

Long Leasehold (PM7303) - 125 years from 20 June 2002.

Price

Offers are invited for the long leasehold interest.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Details available on the following website:
www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

To follow.

Legal Costs

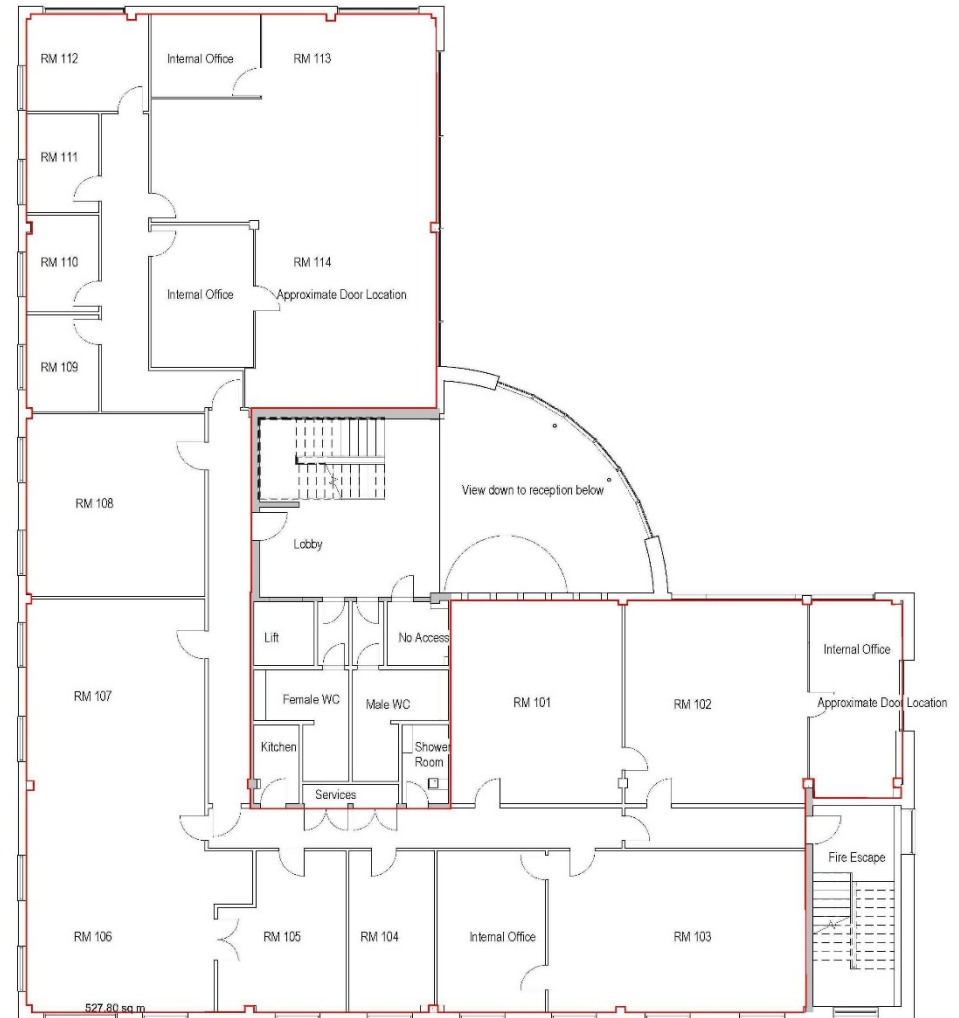
Each party to be responsible for their own legal costs incurred in the transaction.

For Sale

Detached 5 Storey Office Building



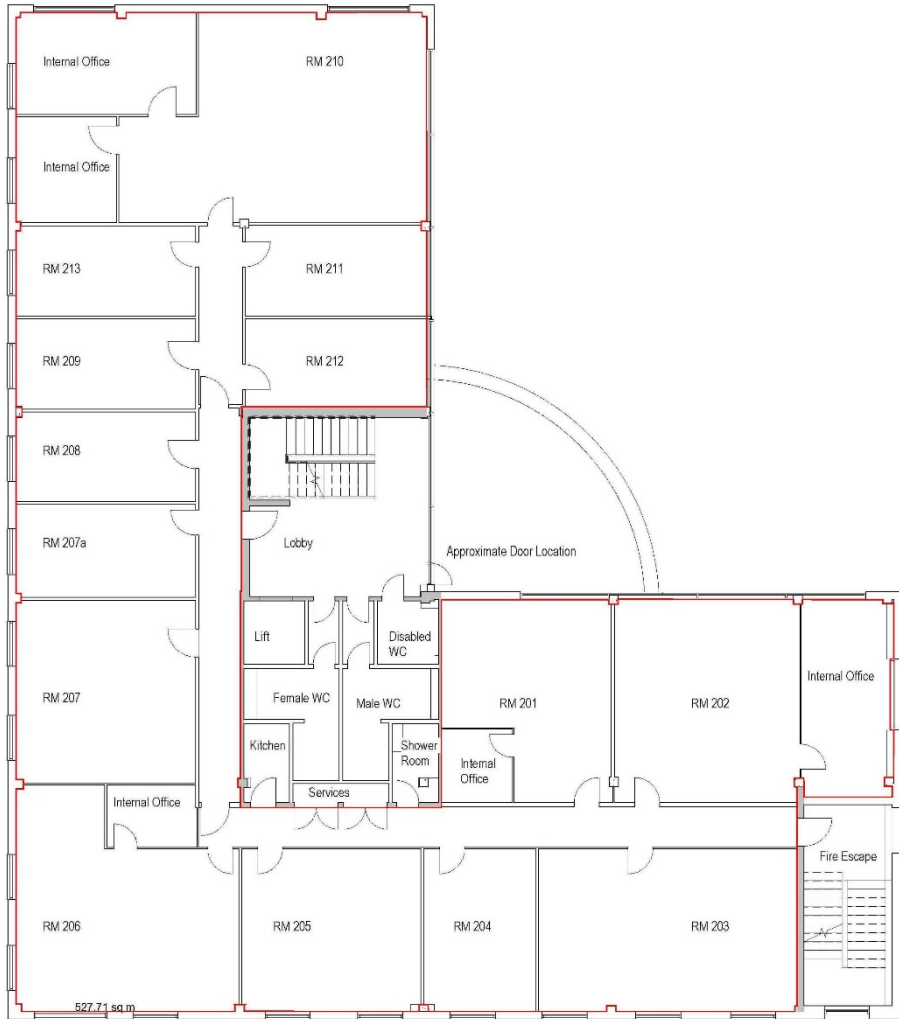
Ground Floor



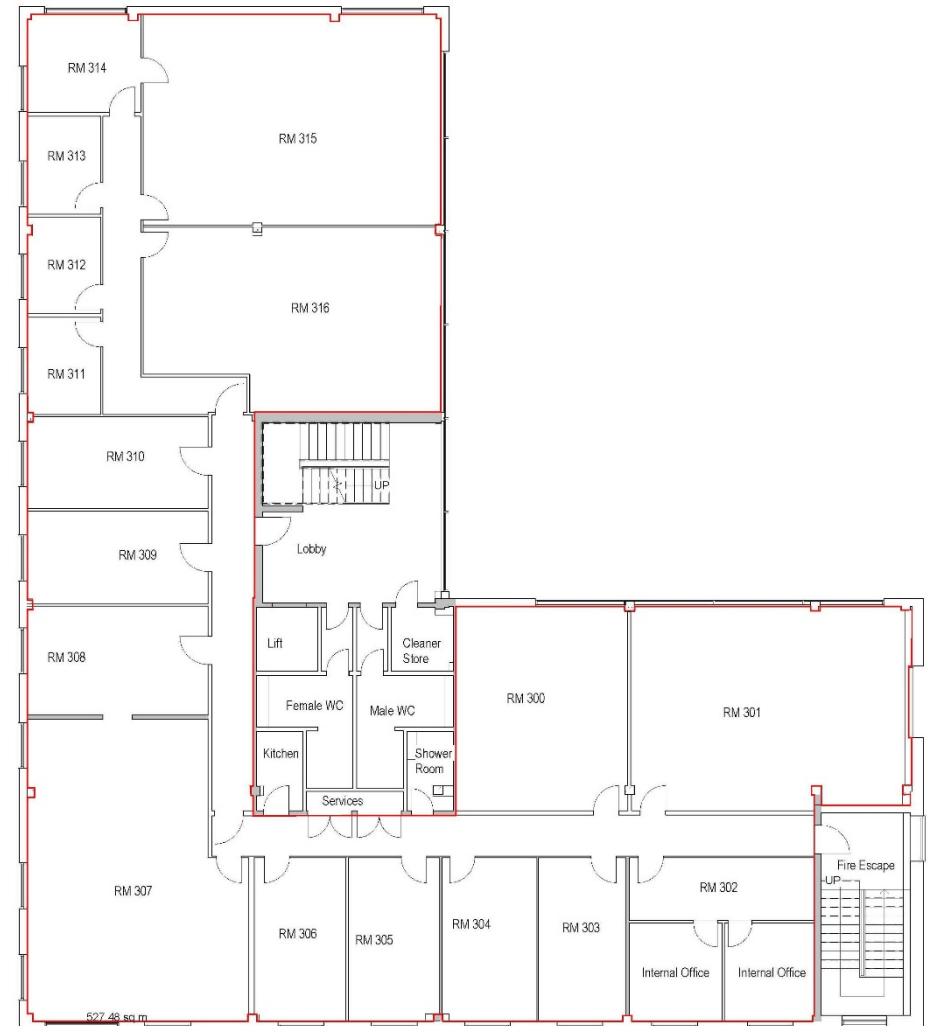
First Floor

For Sale

Detached 5 Storey Office Building



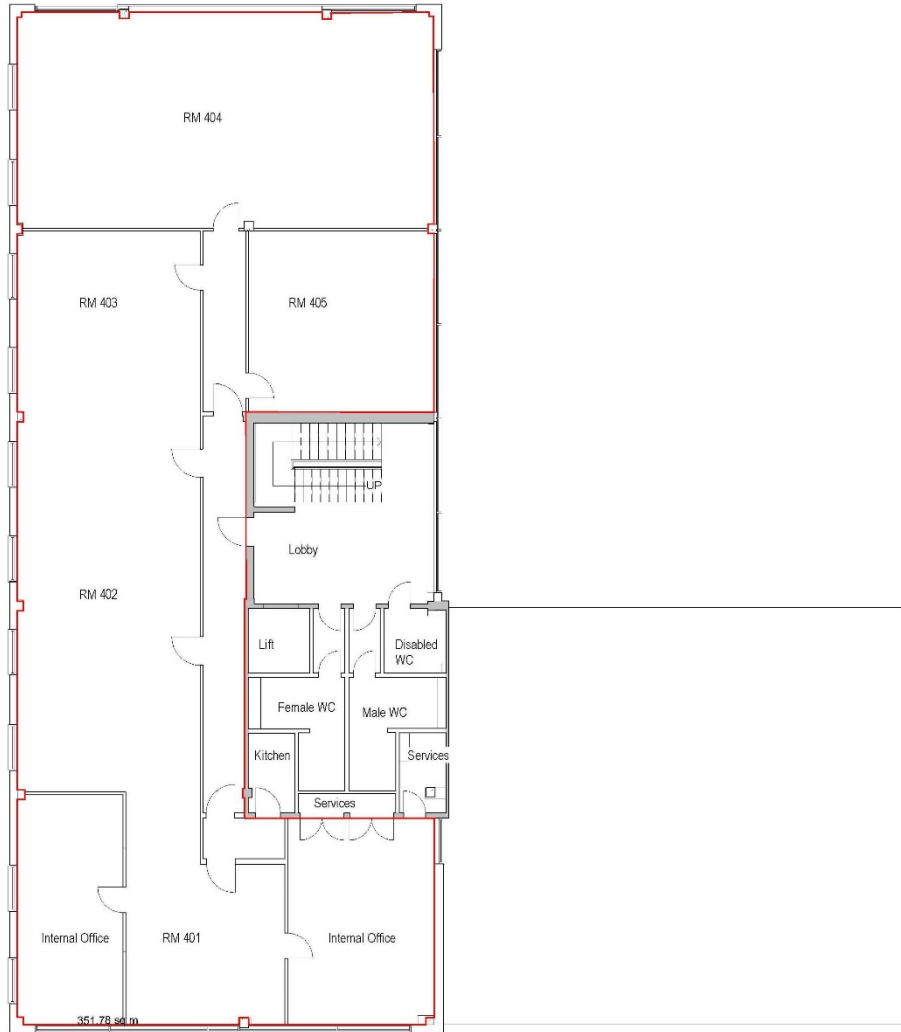
Second Floor



Third Floor

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Detached 5 Storey Office Building



Fourth Floor



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For Sale

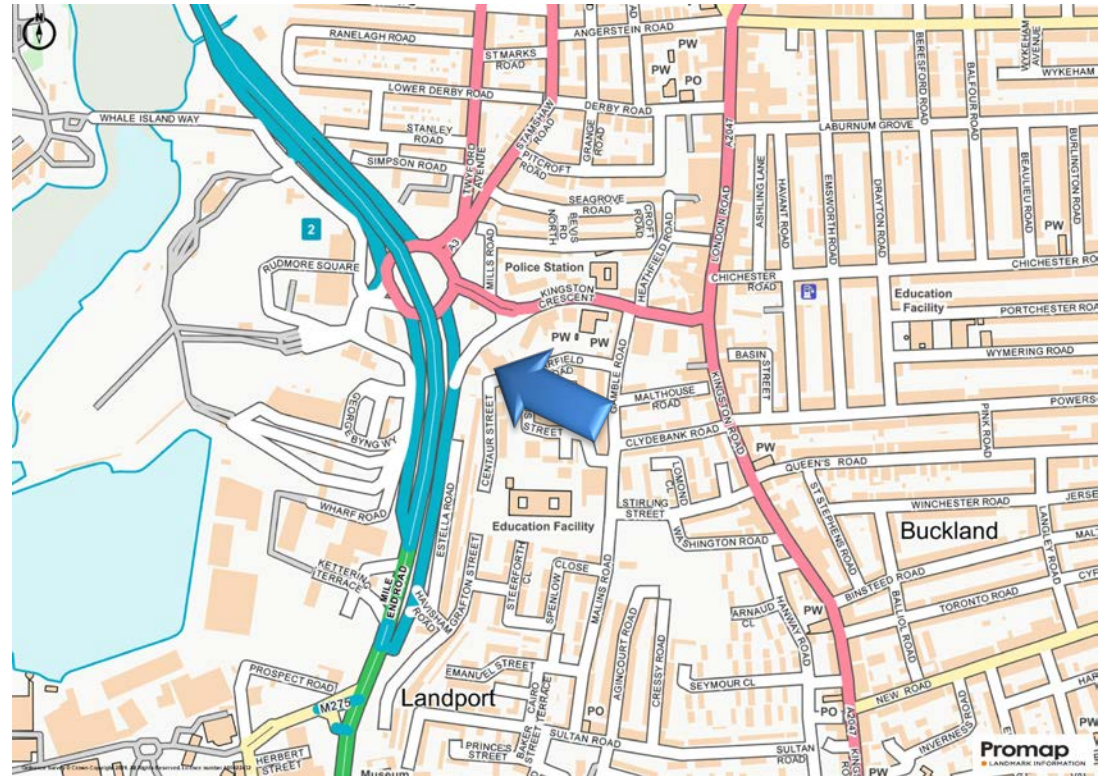
Detached 5 Storey Office Building

Location

The subject property is situated in a prominent position just off J2 of the M275, which provides access from the M27 directly into central Portsmouth. Access to the building and the adjacent surface car park is from the A2047 Kingston Crescent.

Viewing

Strictly by appointment through sole agent Hellier Langston.



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