



**UNIT B, BRUNEL HOUSE, 40 THE HARD, PORTSMOUTH,
PO1 3GY**

RETAIL TO LET

1,858 SQ FT (172.61 SQ M)



Summary

Commercial Unit - TO LET

Available Size	1,858 sq ft
Rent	£22,500 per annum
Business Rates	To be assessed on first occupation
Service Charge	Details on request
EPC Rating	Upon enquiry

- Prime location opposite Gunwharf Quays
- Adjacent to Portsmouth Harbour transport hub
- Ground floor of exciting new development
- Suitable for variety of uses

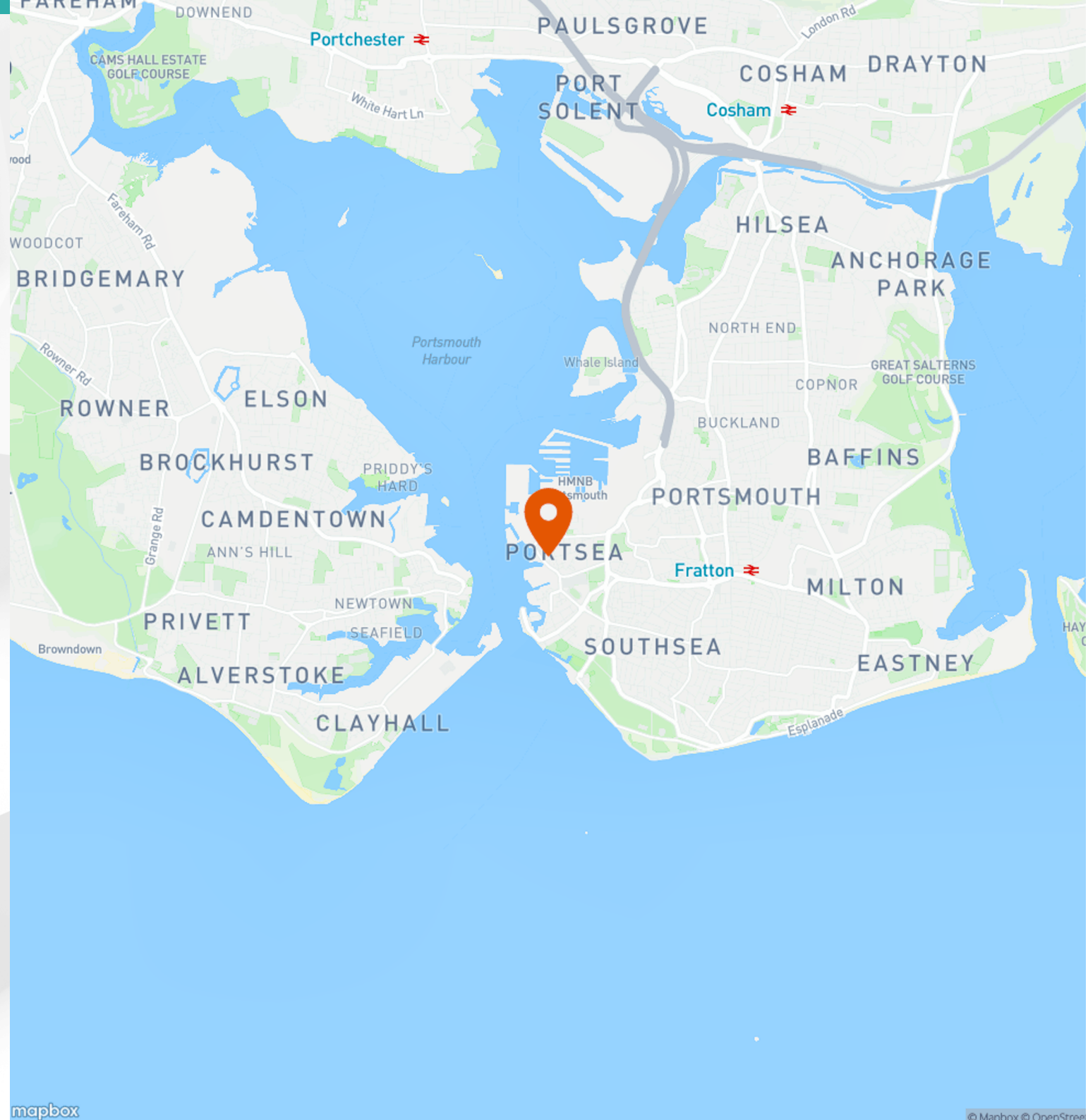


Location



Unit B, Brunel House 40 The Hard, Portsmouth, PO1 3GY

Brunel House is located on The Hard directly opposite the main pedestrian entrance to Gunwharf Quays a major mixed use development with national retail and leisure occupiers. Portsmouth Harbour transport interchange is nearby with rail, bus and ferry connections. Portsmouth Historic Dockyard entrance is a short distance away leading to good levels of tourist footfall. The surrounding area has seen significant investment over the last few years.



Further Details

Description

The premises comprise the ground floor commercial space of the newly refurbished Brunel House, which provides 153 residential apartments and studios. The space is provided in shell condition with shop front and doors and capped off services.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,858	172.61
Total	1,858	172.61

Terms

Available on a sublease (outside the Landlord & Tenant Act) for a term expiring 2037, subject to a mutual break option to break in 2032.

Use

Suitable for a variety of uses including retail, gym, office and coffee shop. There is a restriction against significant cooking in the unit and ventilation is limited to that already in situ.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.





Enquiries & Viewings



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**Vail
Williams**

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