



**HOLLOWAY
ILIFFE &
MITCHELL**

D1 (Non Residential Institutions), D2 (Assembly and Leisure), Industrial, Leisure, Office, Other, Warehouse

TO LET



AVAILABLE AS A WHOLE OR SPLIT

First Floor 53-55 Burrfields Road, Portsmouth, PO3 5NA

First Floor Commercial Space

Summary

Tenure	To Let
Available Size	2,458 to 5,004 sq ft / 228.36 to 464.89 sq m
Rent	£25,000 - £50,000 per annum
Business Rates	To be Reassessed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- Available as a Whole or Split into 2 suites
- Available as a shell ready for tenant's fit out
- Excellent Location close to Motorway Networks
- Alternative Uses Considered (STP)



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

First Floor 53-55 Burrfields Road, Portsmouth, PO3 5NA

Description

The premises comprise of the whole of the first floor of the building which can either be taken as a whole or split into two suites which would comprise; Left hand side (2,533 sq.ft) and Right hand side (2,458 sq.ft).

Location

The property is situated on the north side of Burrfield Road, connecting Portsmouth City Centre to Ocean Retail Park, the main industrial & retail park in the City. The park includes occupiers such as Homebase, Currys, PC World, McDonalds & Costa.

The property is approximately 4 miles north-east of Gunwharf Quays Shopping Centre & 3 miles north-east of Portsmouth & Southsea railway station which has direct services to London Waterloo. The M275 dual carriageway is about 1.5 miles to the west and links in to the M27, the main east-west route along the south coast, which is approximately 2 miles to the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - LHS	2,533	235.32	Available
1st - RHS	2,458	228.36	Available
1st - Whole	5,004	464.89	Available
Total	9,995	928.57	

Terms

Available by way of a new full repairing insuring lease for a term to be agreed either as a whole or split into 2 suites;

Whole - £50,000 per annum

LHS - £25,000 per annum

RHS - £25,000 per annum

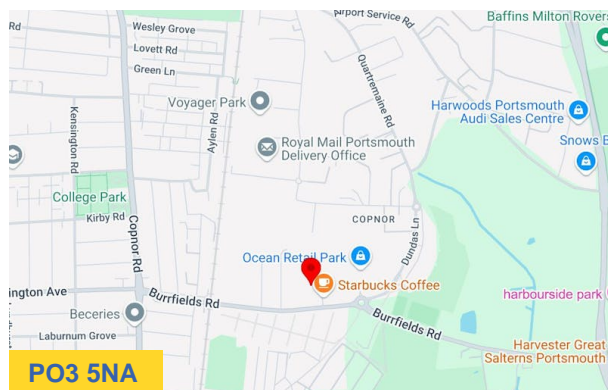
Business Rates

You are advised to make your own enquiries to the Local Authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - Unless otherwise stated all rents and costs are exclusive of VAT



Viewing & Further Information

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