



**13-14 Hilsea Market**  
London Road, Portsmouth PO2 9RA

**TO LET**

## INCLUSIVE AND FLEXIBLE OFFICE ACCOMMODATION

From 194 sq ft to 276 sq ft

### Key Features:

- Well located with easy access to M27 and Portsmouth
- Prominent position
- Public on street parking nearby
- Office 1 - 276 sq ft
- Office 2 - 194 sq ft
- 'Easy In, Easy Out' terms available
- Office 1 - £600 pcm
- Office 2 - £500 pcm
- No VAT





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## Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The property is situated on the western side of London Road, close to the main Hilsea roundabout, which provides easy access to the M27. The area is mainly residential, but there are also a number of retail units close by.

## Accommodation

The offices benefit from the following amenities:

- Office 1 - 25 sq m (276 sq ft)
- Office 2 - 18 sq m (194 sq ft)
- Shared WCs and kitchen
- Integrated fire alarm
- Public on street parking nearby

## EPC

We understand the property to have an EPC rating of E (50).

## Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

## Terms

With the 'Easy In, Easy Out' terms you are able to stay as long as you like or leave with as little as one months notice. The agreements are simple and make great business sense; this flexibility means costly legal fees can be avoided, you can move in on the same day you sign your agreement and you can even relocate within the centre if your business needs change. Further information on request.

Office 1 - £600 per calendar month.

Office 2 - £500 per calendar month.

## Business Rates

To be confirmed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT

We understand that the property is not elected for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Sebastian Martin**

[s.martin@flude.com](mailto:s.martin@flude.com)

**023 9262 9007**

[www.flude.com](http://www.flude.com)



**Flude**  
PROPERTY CONSULTANTS

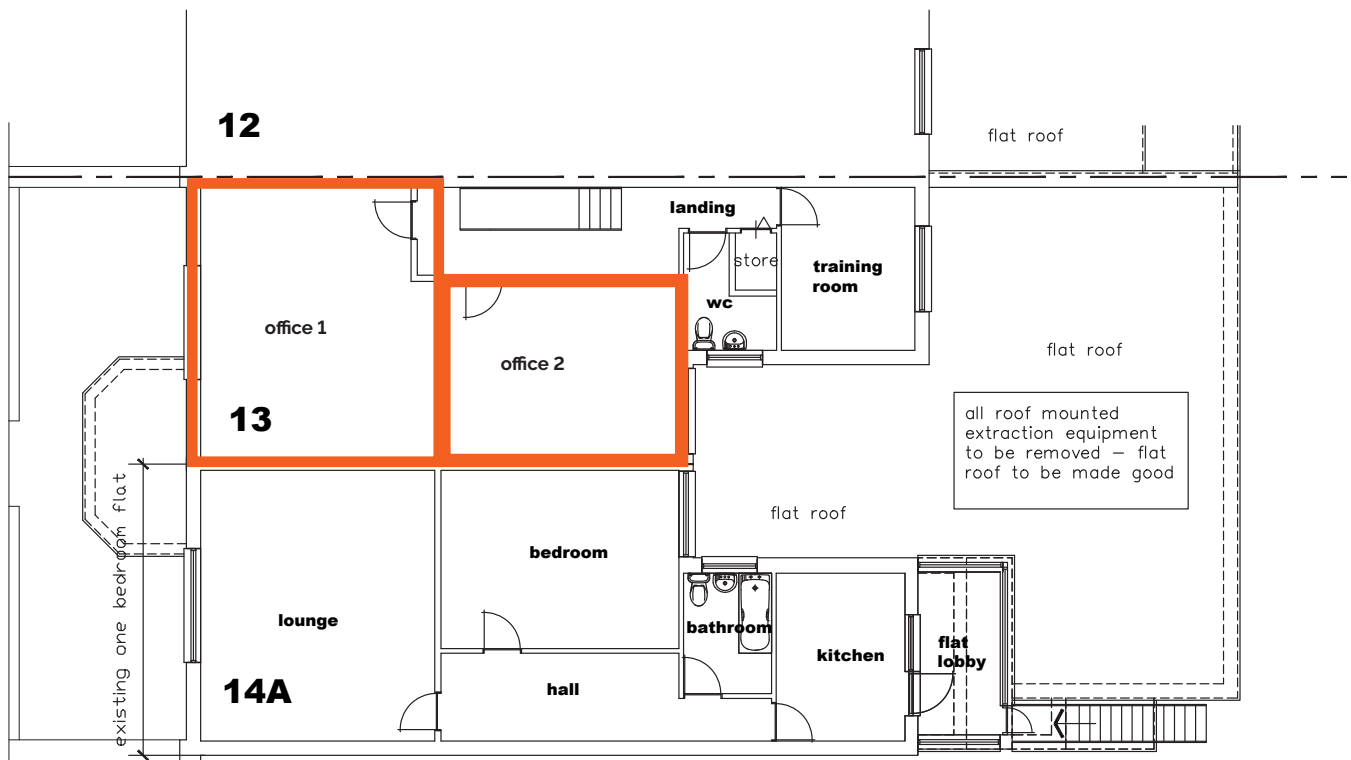


**8 February 2021**

**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**



## Floor Plan



**FIRST FLOOR**

For identification purposes only.