



**15B London Road,
Portsmouth, Hampshire, PO2 0BQ**

TO LET

OFFICE/STUDIO

189 sq ft (17.58 sq m)

Key Features:

- Well presented room
- Suitable for new start-ups and smaller businesses
- Convenient access from the main road and to the M27
- Flexible lease available
- Rent £5,200 pax
- Signage on main road
- Nearby Occupiers include The Brewery Tap, Barnados, Peacocks, Costa and Boots





15B London Road,
Portsmouth, Hampshire, PO2 0BQ

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.

Accommodation

The premises can be reached by London Road, down a side passage where the office/studio has a separate access. Above the passage, a business sign can be placed.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq M	Sq Ft
Total NIA	17.58	189

EPC

To be confirmed.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Planning

We understand that the premises benefit from Class B1(a) Office use within the Use Classes Order 1987 (as amended).

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The unit is available to let by way of a new flexible lease at a price of 5,200 per annum.

Business Rates

Rateable Value (2017): To be confirmed.

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

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:

Alice Masterman

a.masterman@flude.com

023 9262 9006

www.flude.com



Flude
PROPERTY CONSULTANTS

03 February 2022



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH