



Unit 4 Sovereign Gate, Commercial Road,  
Portsmouth, Hampshire, PO1 4BL

**TO LET**

## CITY CENTRE OFFICE SUITE

Total NIA - 20.6 sq m (222 sq ft)

### Key Features:

- Situated in established business location
- Easy access to M27
- Ground floor, newly refurbished office
- Open plan accommodation
- Kitchenette and WC facility
- New lease available
- Rent £6,600 per annum
- Could be eligible for 100% small business rate relief





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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.

## Accommodation

The property comprises a ground floor office unit, forming part of a larger three-storey terraced building. The property is located in Portsmouth town centre, on the eastern side of Commercial Road.

Internally, the accommodation is open plan with a kitchenette and W/C to the rear.

We have understand the accommodation has an approximate NIA of 20.6 sq m (222 sq ft).

## Business Rates

Rateable Value (2017): £2,450.

The occupier may be entitled to 100% Small Business Rate relief. 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)).

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## EPC

We understand the property to have an EPC rating of C (53).

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at an all inclusive rent of £6,600 per annum exclusive.

## Planning

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.

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## 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.

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:

**Lizzie Cottrell**

[l.cottrell@flude.com](mailto:l.cottrell@flude.com)

**07753 430427**

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



**Flude**  
PROPERTY CONSULTANTS



17 May 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH