



Atlantic House, Third Floor Suite
114 Kingston Crescent, Portsmouth, Hampshire, PO2 8AL

TO LET

Office Accommodation with Parking Total Size - 136.82 sq m (1,473 sq ft)

Key Features:

- Easy access to motorway network, city centre and Southsea
- Amenities nearby include Aldi, Collective Coffee Shop, Costa, Superdrug and Lidl
- Open plan office space with separate meeting room and kitchen
- Well configured with perimeter trunking with networking in place, suspended ceiling, LED lighting, carpeted throughout and communal lift
- Parking for five cars onsite, together with easy parking on the surrounding roads
- The occupier may be entitled to some Small Business Rate relief
- Rent £16,000 pax
- No VAT
- New EFRI lease available





Atlantic House, Third Floor Suite
114 Kingston Crescent, Portsmouth, Hampshire, PO2 8AL

Location

Portsmouth 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 rail network provides a regular rail service to London Waterloo with a fastest journey time of approximately 1 hour 30 minutes.

Description

The property comprises a three storey office building, with the subject accommodation being on the third floor.

The accommodation is mainly open plan, with a separate meeting room, kitchen and male and female WC's. The property benefits from the following:

- Communal lift
- Perimeter trunking with networking in place
- Carpeted throughout
- Suspended ceiling with LED lighting

Externally, there is parking for five cars.

Accommodation

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

EPC

We understand the property has an EPC rating of C - 67.

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.

Business Rates

Rateable Value (2023): £13,500 (Office) and £1,800 (Parking)

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%.

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.

17 April 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
07800 562509
www.flude.com

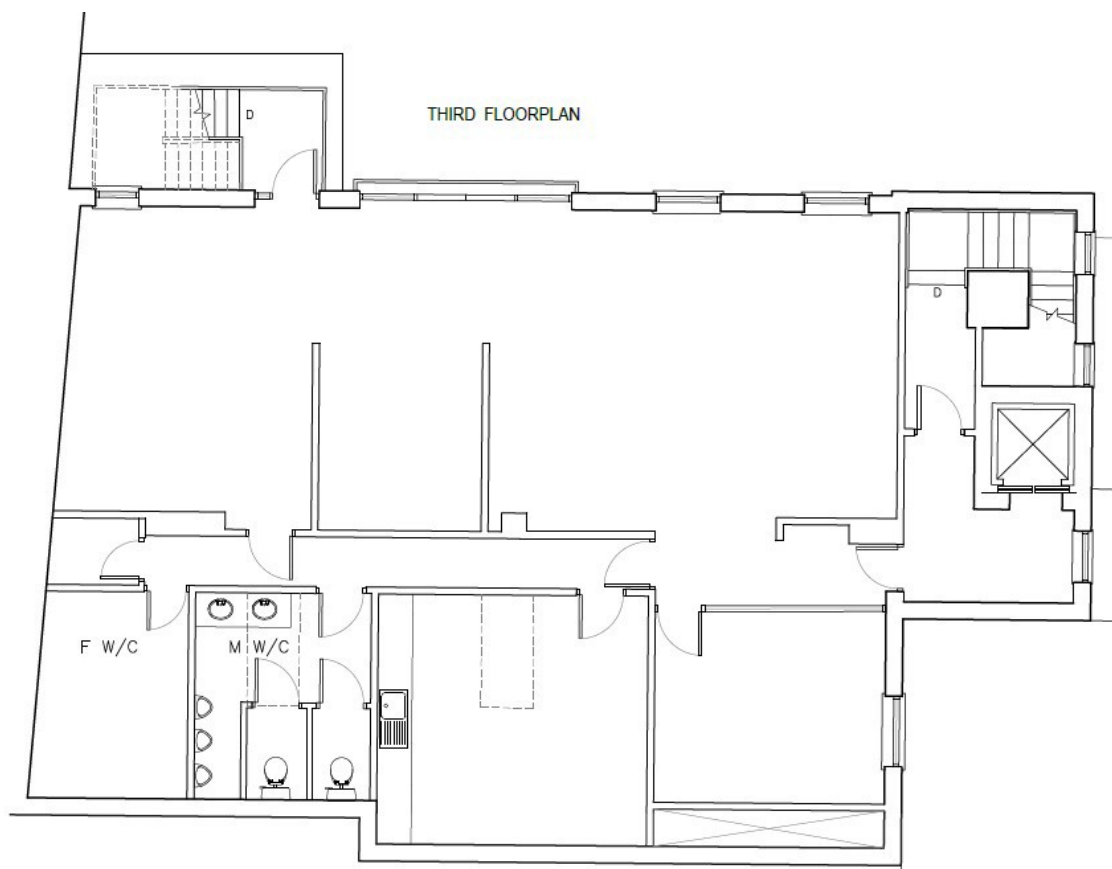


Flude
PROPERTY CONSULTANTS





Floor Plan



For identification purposes only.