



139 Goldsmith Avenue
Southsea, Hampshire, PO4 8QZ

TO LET

First & Second Floor Workshop Space
Total Size - 438.49 sq m (4,720 sq ft)

Key Features:

- Portsmouth is a major south coast city
- Short distance to Fratton Train Station
- Central part connecting Portsmouth and Southsea
- First Floor - 219.98 sq m (2,368 sq ft)
- Second Floor - 218.51 sq m (2,352 sq ft)
- Large open plan space
- Access to lift
- May be eligible for small business rate relief
- Open to different uses STP





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Location

Portsmouth is the second largest city in the county of Hampshire and is the second most densely populated city in the UK, after Inner London. It is located approximately 66 miles south west of Central London, 53 miles west of Brighton and 20 miles east of Southampton.

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.

Portsmouth and Southsea station has a regular rail service to London Waterloo with a fastest journey time of approximately 1 hour 30 minutes. Southsea is an affluent suburb of Portsmouth and a popular coastal resort, located approximately one mile south west of the city centre and close to the seafront.

Description

The premises comprise of a first and second floor workshop unit accessed via a separate entrance to the ground floor. The first and second floor can be let separately or together and can be self-contained.

Both floors are mostly open plan and previously been used as a gym and an art studio. There are partitioned rooms for kitchenette, 2 W/Cs and office space on each floor. There is a shared lift and fire escape for both floors.

There is no parking available with the unit.

The ceiling height is 2.16m to the beams.

Accommodation

The accommodation has the following approximate floor

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.

11 June 2025

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.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed. Please enquire with agent for the rent.

The two floors could be let separately. Please discuss with Agent.

Business Rates

Rateable Value (2023) First Floor: £10,500.

Rateable Value (2023) Second Floor: £6,800.

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

VAT

We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

AML

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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