



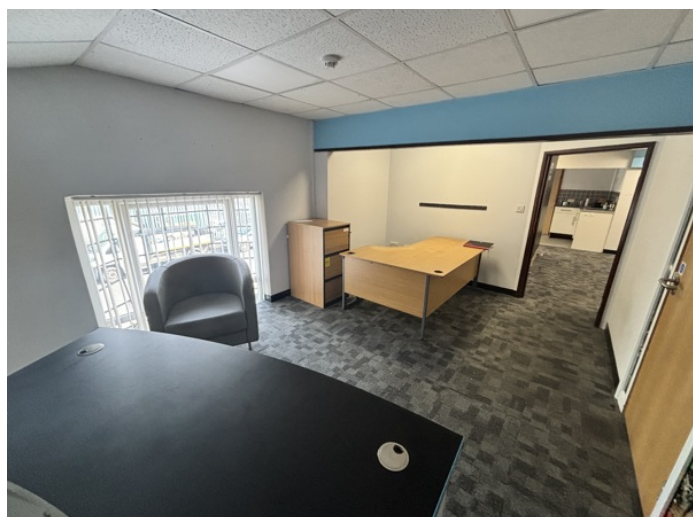
Unit 6A
Marshlands Road, Portsmouth, Hampshire, PO6 1ST

TO LET

First Floor Office Suite with Parking Total Size - 76.42 sq m (823 sq ft)

Key Features:

- Close to main transport networks
- Flexible lease terms available
- Rent £10,000 pa
- Inclusive rent
- Two W/Cs
- Three separate office rooms
- Separate Access
- Two parking spaces





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.

The property is accessed off Fitzherbert Road in Farlington which is situated within a mile of the A27 dual carriageway.

Description

The office suite is accessed via Marshlands Road and provides first floor accommodation above an occupied unit. The tenant will have their own private access and the unit is self-contained.

Internally, the office space has a large main room with two separate office rooms, two W/Cs and a kitchenette. The unit also has a built in filing system.

The tenant has two allocated parking spaces at the front.

Accommodation

We have measured the property to have an approximate NIA of 76.42 sq m (823 sq ft).

EPC

To be assessed.

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.

This would suit an office occupier.

Terms

The property is available to let at a commencing rent of £10,000 per annum. The rent will be inclusive of business rates and insurance. The tenant will be responsible for utilities.

Business Rates

The rent is inclusive of business rates.

VAT

The rent is inclusive of 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 July 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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