



100-102 Clarendon Road  
Southsea, Hampshire, PO4 OSD

**TO LET**

## Ground Floor Office GIA - 1,700 sq ft

### Key Features:

- Southsea is a vibrant and well-established coastal district
- Close to seafront and Osborne/Palmerston Road
- Various offices and meeting rooms
- Well configured and presented office space
- Rent £17,500 pax
- New lease available





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## Location

Southsea is a vibrant and well-established coastal district situated within the city of Portsmouth, Hampshire. Renowned for its strong mix of independent retailers, restaurants, cafés, and leisure facilities, Southsea benefits from a substantial residential catchment and a thriving visitor economy, particularly during the summer months.

## Description

The premises comprises a ground floor self-contained office, currently sub-divided into separate rooms, and meeting room, with a kitchen and WC's to the rear.

There is also rear access leading to a courtyard area.

## Accommodation

The accommodation has the following approximate floor areas:

Area	Sq M	Sq Ft
Ground Floor Office	158	1,700.71
Total	158	1,700.71

## EPC

We understand the property has an EPC rating of D - 85.

## Planning

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 at a commencing rent of £17,500 per annum exclusive.

## Business Rates

Rateable Value (2023): £14,750.

## 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.

7 August 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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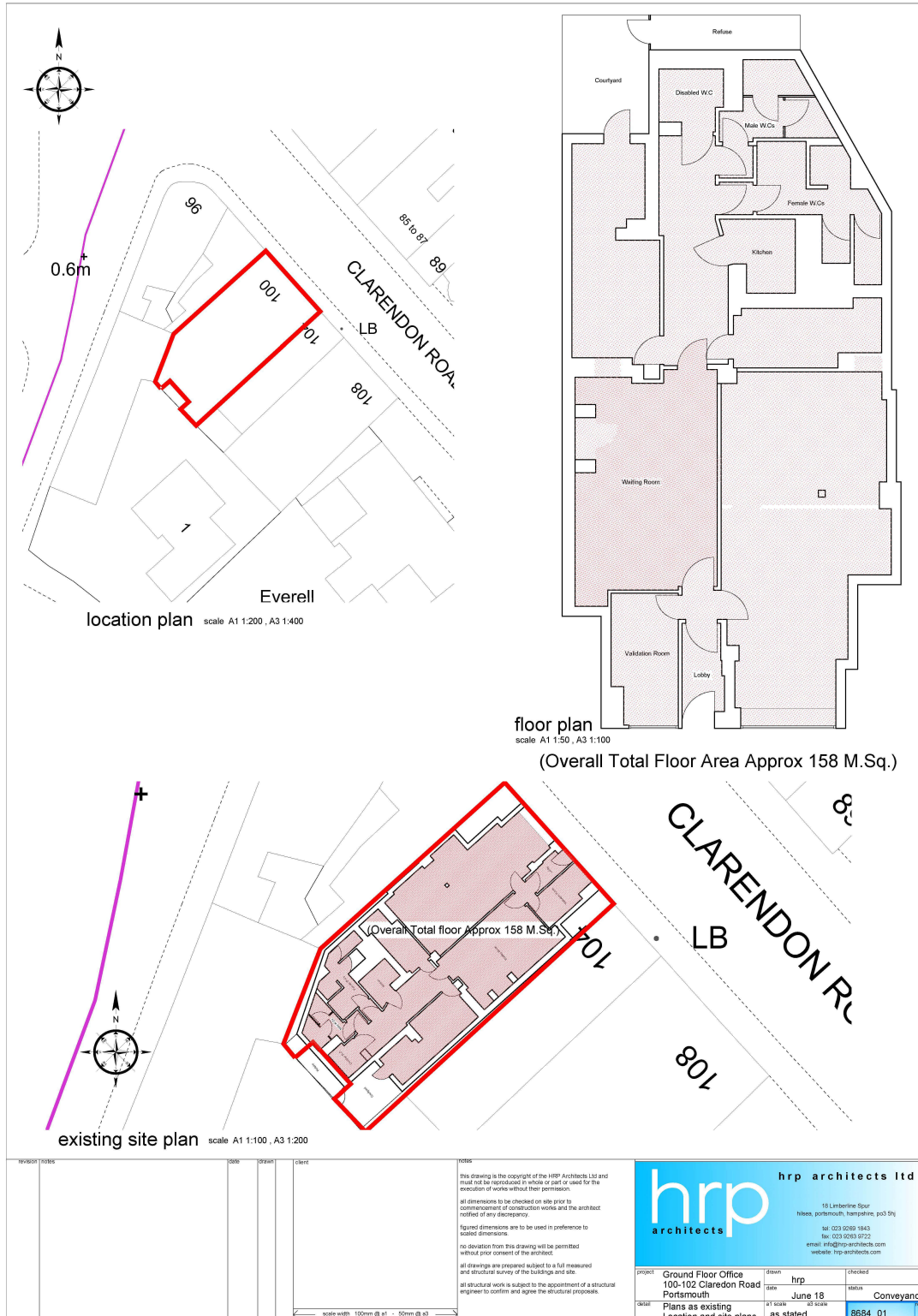
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## Floor Plan



For identification purposes only.