



The Air Balloon  
Mile End Road, Portsmouth, Hampshire, PO2 7AN

**TO LET**

## Yard and Office Approx. - 1,620 sq ft

### Key Features:

- Well located close with easy access to the M275
- Small office on site
- Would suit car storage, valeting and sales (stp)
- The occupier may be entitled to 100% Small Business Rate relief
- New FRI lease
- £1,000 pcm, plus VAT





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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.

## Description

The site comprises a yard with hard standing and a small office of 100 sq ft. There is also power and water.

## Accommodation

The accommodation has the following approximate floor areas:

Area	Sq Ft	Sq M
Yard	1,620	150.5
Office	100	9.29
Total	1,620	150.5

## EPC

The site is exempt from the need for an EPC.

## 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 full repairing and insuring lease for a term to be agreed at a commencing rent of £1,000 per month, plus VAT exclusive.

## Business Rates

Rateable Value (2023): £3,650

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.

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.

19 August 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS

