



Fort Southwick
James Callaghan Drive, Portsmouth, Hampshire, PO17 6AR

TO LET

Substantial Class E Building with Parking Total Size - 218.81 sq m (2,355 sq ft)

Key Features:

- Well located close to Portsmouth and around 4 miles from the M27
- Views overlooking Portsmouth
- On site parking for 29 cars
- Currently various rooms, but potential to open up
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New FRI lease available
- Rent £35,000 pax





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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.

Fort Southwick is located on James Callaghan Drive, which is just off Portsdown Hill Road and around 4 miles from the M27.

Description

The property comprises a detached single storey building which is currently arranged as nine individual office/rooms with WC's and kitchen.

Externally, there is also parking for 29 cars.

Accommodation

The subject accommodation has an approximate Net Internal Area (NIA) of 218.81 sq m (2,355 sq ft).

EPC

We understand the property has an EPC rating of C-72 (expiry date - 08/01/2036).

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.

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 £35,000 per annum exclusive.

The building insurance is to be confirmed.

Business Rates

Rateable Value (2026): £38,750.

Occupiers will pay approximately 43% of this per annum.

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.

2 March 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

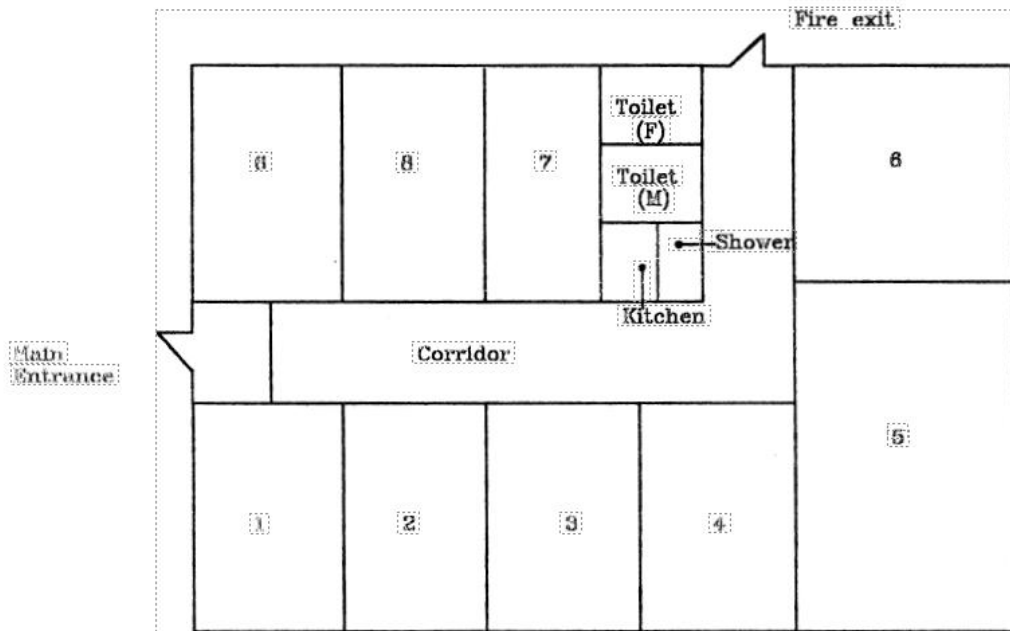
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Floor Plan



For identification purposes only.