



TO LET

**First Floor Suite C Norman House
Kettering Terrace, Portsmouth, Hampshire, PO2 7AE**



Key Features

- Easy access to motorway network and city centre
- Open plan office space
- Four car parking spaces available with secure car park
- Fob entry system and lift access
- Workspace suitable for professional occupiers, consultants, medical, training uses or administrative functions
- New flexible lease
- Rent £5,000 pax
- Incentives available, subject to terms
- 100% small business rate relief eligible (subject to confirmation of RV)
- Walking distance to London Road amenities

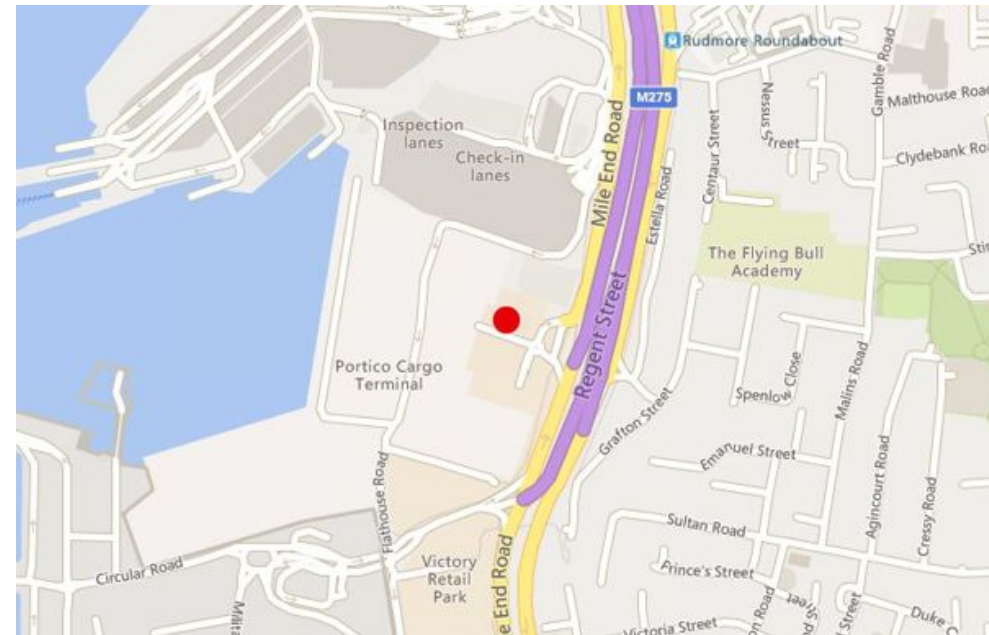




Location & Situation

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London, with excellent regional connectivity via the M27/A27 corridor, linking directly to the M3 and A3(M) and providing efficient access to London and the wider motorway network.

Norman House itself occupies a highly accessible commercial position with rapid access to the M275, the principal route into Portsmouth. The property is situated close to the port and adjacent local amenities, including convenience retail provision at London Road, together with supermarkets and supporting services within walking distance. The city centre is also located a short distance away, providing extensive retail, leisure and banking facilities. Public transport links and established cycle routes further enhance staff accessibility.





Description & Accommodation

An opportunity to acquire well-presented first floor office accommodation within Norman House, a modern four-storey office building strategically positioned for access to the motorway network and Portsmouth city amenities. The suite represents exceptionally cost-effective workspace suitable for professional occupiers, consultants, training uses or administrative functions seeking quality accommodation at a low occupational cost.

Access to the building is via a secure ground floor fob entry system, with both lift and stair access serving the upper floors. The accommodation benefits from dedicated male and female WC facilities located on the first floor for the exclusive use of occupiers on that level, supporting a practical and self-contained working environment.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
First Floor, Suite C	1,288	119.66
Total	1,228	114.08





Rateable Value

Subject to confirmation following the proposed split, the building is currently assessed at approximately £70 per sq m, which indicates an estimated Rateable Value around £8,500 per annum. On this basis, the property should fall below the £12,000 small business rates threshold

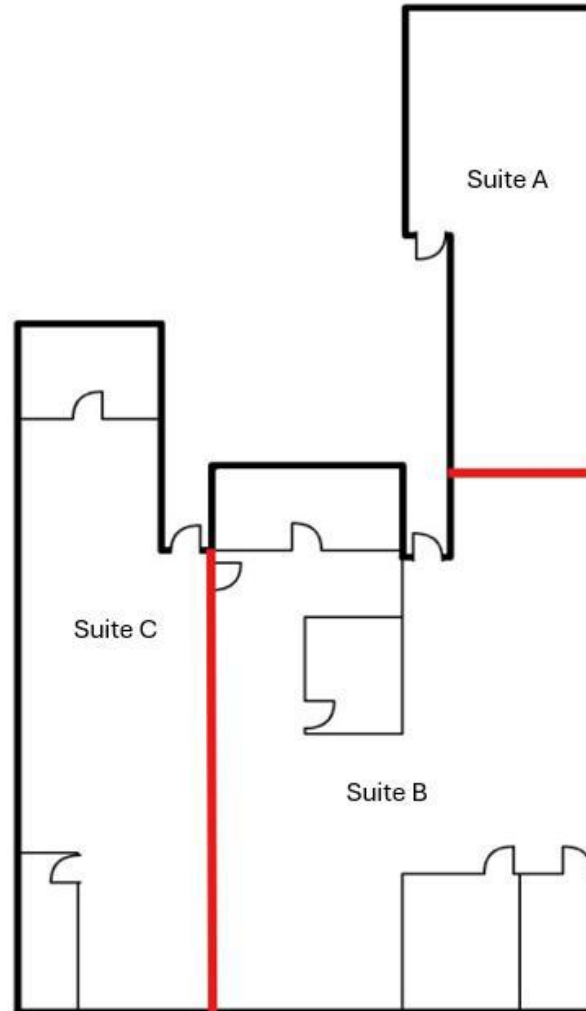
EPC

We understand the property has an EPC rating of C.

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.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let as a whole or in part by way of a new (effectively) full repairing and insuring lease for terms to be agreed at £5,000 per annum.

There is a service charge.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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8 May 2026

