



CGI of potential new shop fronts

**TO LET**

Flexible First-Floor Space, Cascades Shopping Centre  
Commercial Road, Portsmouth, Hampshire, PO1 4RL



## Key Features

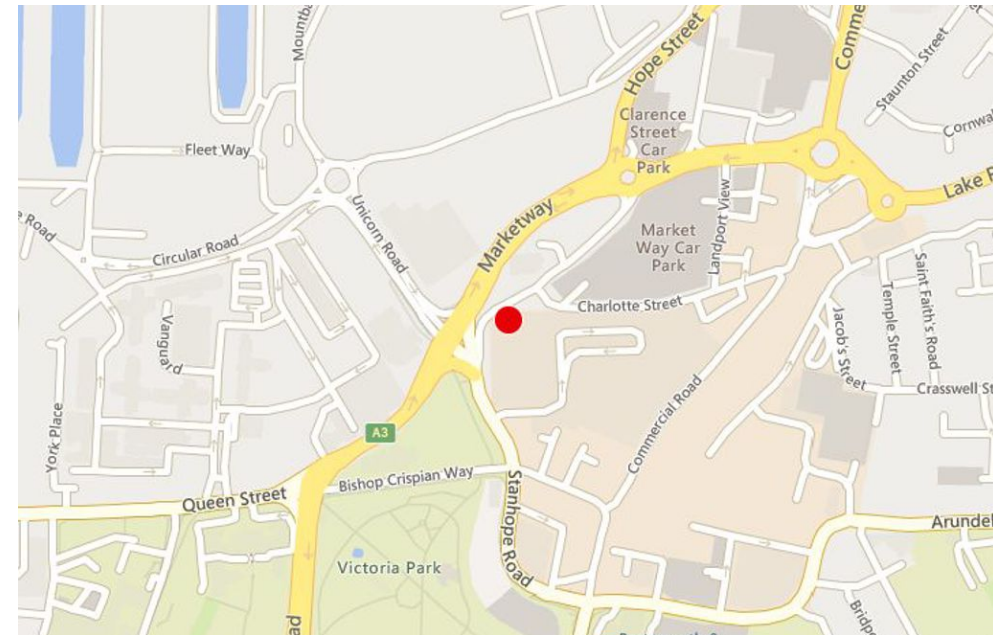
- Predominant shopping centre in Portsmouth City Centre anchored by Primark, H&M, Next and Sports Direct
- Serviced by in excess of 1,000 adjacent car parking spaces
- 28,280 students at University of Portsmouth
- Footfall 8 million per annum (last 12 months)
- The space benefits from direct access to passenger lifts to the car park and mall ground floor
- Suit competitive socialising operators, simulator leisure concepts, diagnostic healthcare providers, fitness operators, education users and family activity
- Terms on application





## Location & Situation

The Cascades Shopping Centre is the predominant and well managed shopping centre in the City Centre, anchored by Primark, H&M, Next and Sports Direct. On average the centre receives 130,000 visitors per week and is serviced by in excess of 1,000 adjacent car parking spaces.



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## Description

The premises comprise prominent first-floor accommodation, previously utilised as the centre's management offices, and capable of reconfiguration to suit a range of commercial requirements.

The space benefits from direct access to passenger lifts, providing convenient connectivity to the ground floor shopping mall and the multi-storey car park serving the wider scheme.

Suitable for a variety of Class E uses, the unit would lend itself particularly well to competitive socialising operators, simulator leisure concepts, diagnostic healthcare providers, fitness operators, education users and family activity destinations.

The accommodation can be subdivided or combined to meet occupier requirements and is available on flexible lease terms, with landlord support for appropriate repositioning opportunities.



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## Rateable Value

To be confirmed.

## EPC

Available on request.

## Planning

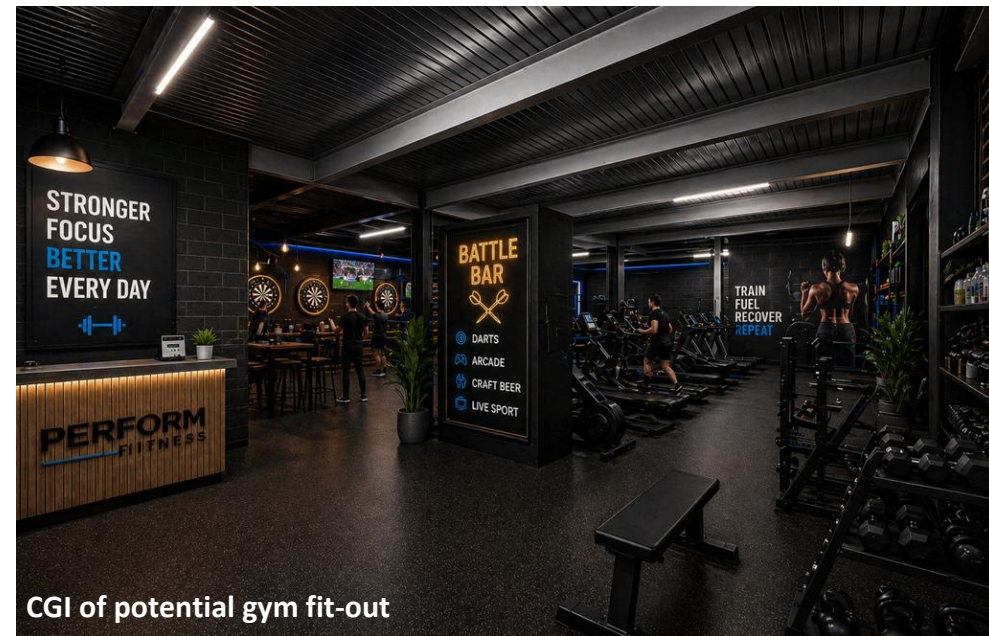
A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.



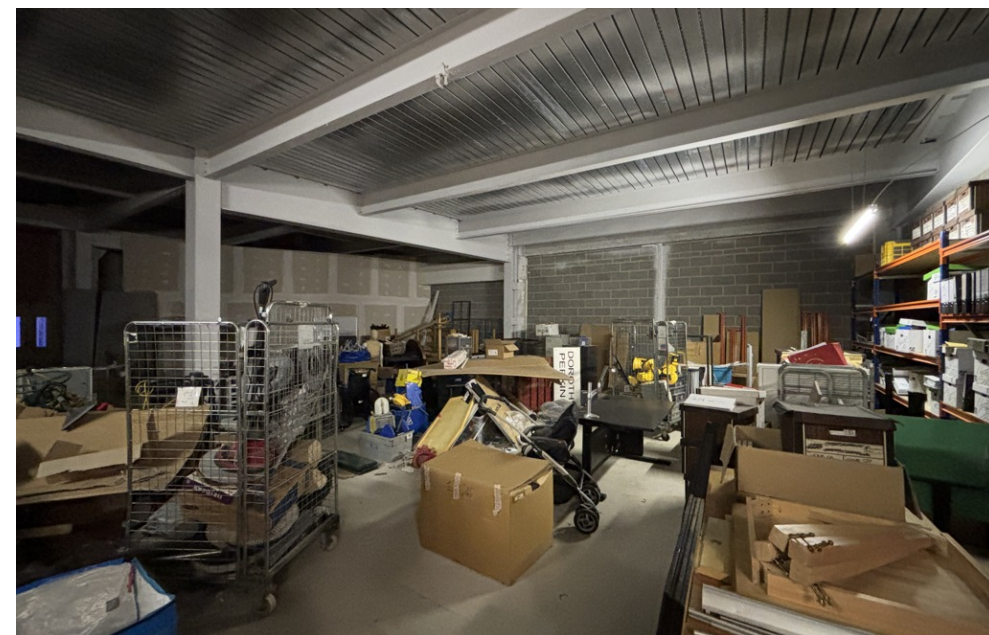


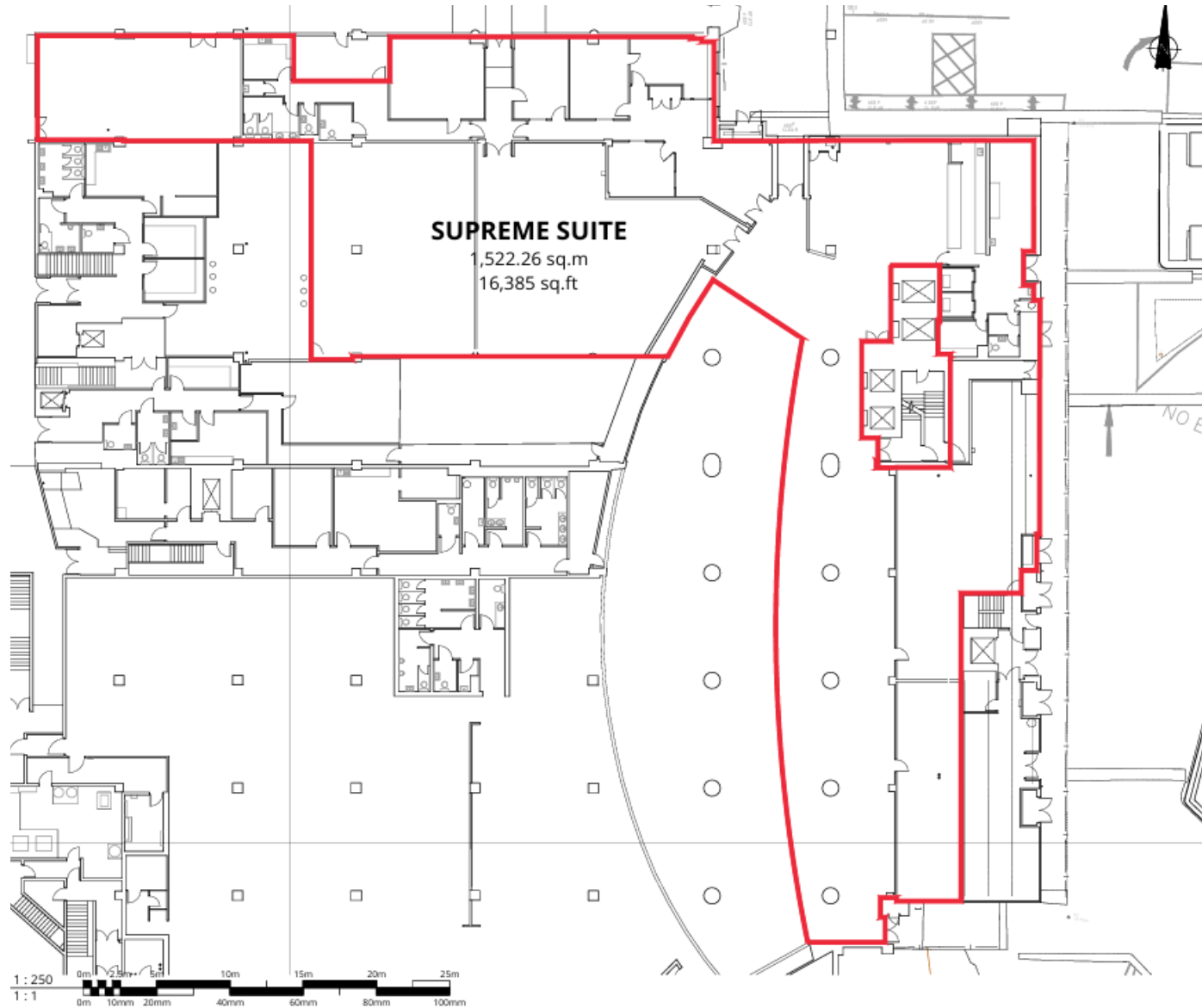
CGI of potential soft play fit-out

CGI of potential s



CGI of potential gym fit-out





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DO NOT SCALE FROM THIS DRAWING - ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES RATED WITH URBAN ED

**DRAWING TO BE READ IN COLOUR**

**LEGEND:**

— UNIT DEMISE



**KEY PLAN**  
SCALE 1:2000

Revision Description

**URBANEDGE**

Client **CASCADES VENTURES LTD**

Project **CASCADES SHOPPING CENTRE PORTSMOUTH**

Drawing **SUPREME SUITE PROPOSE DEMISE PLAN UPPER MALL**

Scale 1:250 @ A0 Drawn AC

Date SEP 2024

Project No. Drawing No. 1592\_URB-CS [09]100 01 A0

Revised



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## Terms

Terms on application.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the units are registered for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants and Joint Agent Company

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28 April 2026

