



TO LET

Offices At
27 Guildhall Walk, Portsmouth, Hampshire, PO1 2RY



Key Features

- Short walk to Portsmouth & Southsea railway station
- Close to Commercial Road retail core and city amenities
- Suitable for a variety of Class E uses
- Lift access
- New EFRI lease available
- Rent from £8,000 pax
- Available for immediate occupation

Location & Situation

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.

Nearby occupiers include Starbucks, 7Bone Burger, Sainsbury's Local and Brewhouse & Kitchen.

Description & Accommodation

Prominently positioned office accommodation on Guildhall Walk, one of Portsmouth city centre's established commercial and leisure locations, within a short walk of Portsmouth & Southsea railway station and the principal retailing amenities of Commercial Road. The property provides flexible Class E office space suitable for a range of occupiers including professional services, training providers, creative businesses, wellbeing operators and general office users.

The accommodation benefits from a convenient and accessible city centre setting with excellent public transport connectivity and immediate access to a wide range of cafés, restaurants and staff amenities, supporting modern occupier requirements and hybrid working patterns.

Suites are available on flexible lease terms and present an attractive opportunity for businesses seeking cost-effective town centre workspace in a well-connected location

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

| Area | Sq Ft | Sq M |
|----------------------------|-------|--------|
| First Floor - Front Office | 500 | 46.45 |
| First Floor - Rear Office | 850 | 78.96 |
| Total | 2,796 | 259.75 |



Offices At
27 Guildhall Walk, Portsmouth, Hampshire, PO1 2RY

Rateable Value

To be confirmed.

EPC

We understand the property has an EPC rating of D (83).

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 of 10 year leases with a five year break option and open market rent review (upward only) at a commencing rent of £8,000 per annum exclusive. The landlord requires a six month rent deposit and personal guarantor.

Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

VAT

We understand the property is not registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
07800 562509

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.

29 April 2026

