

RAPLEYS

TO LET Prominent Offices

London Road
Hilsea, Portsmouth, Hampshire PO2 9SX



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rapleys.com
0370 777 6292

Up to 2,039 sq m (21,947 sq ft)

Ground & upper floors

Available as whole or in parts

Lift access

Includes on-site canteen

Allocated on-site parking

Secure site

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Location

The property forms part of The News main printing press site, fronting the A2047 London Road at the junction with Military Road. London Road continues and links with Norway Road to the Limberline Industrial Estate and connects with Hilsea Railway Station to the east. The site is prominently located to the north of Portsea Island, close to the main Hilsea junction with the A27, with Portsmouth city centre approximately three miles to the south. The M27 connects with the A27, M275 and A3(M).

Description

The accommodation forms part of a purpose built office complex constructed approximately 40 years ago, providing predominantly open plan office accommodation. Most of this space has been fitted with demountable partitioning, creating individual office rooms, training rooms, management rooms, boardroom, stores and canteen areas. A service lift provides access to all floors, and on each floor separate ladies and gents WC facilities are situated.

The accommodation has raised floors, carpeting, suspended ceiling with flush fluorescent strip lighting, heating and air conditioning. The site is situated behind an attractive pond with landscaping fronting London Road. Vehicular access and parking is off London Road into a designated and secure parking area for up to 20 car parking spaces.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	744	8,010
First Floor	744	8,010
Second Floor Offices	283	3,047
Second Floor Canteen	268	2,880
Total	2,039	21,947

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by the ingoing tenant.

Planning

The property has been previously used for office use, falling within class B1(a) and is offered on the basis of continued office use. However, interested parties are advised to make their own enquiries with the local planning authority with respect to their proposed use.

Terms

Rents on application. Available by way of a new full repairing and insuring lease for a term to be agreed, subject to regular rent reviews.

Energy Performance

Energy Performance Asset Rating - E.

Rating

The property has not yet been separately assessed for rating purposes. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.2010.voa.gov.uk

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.

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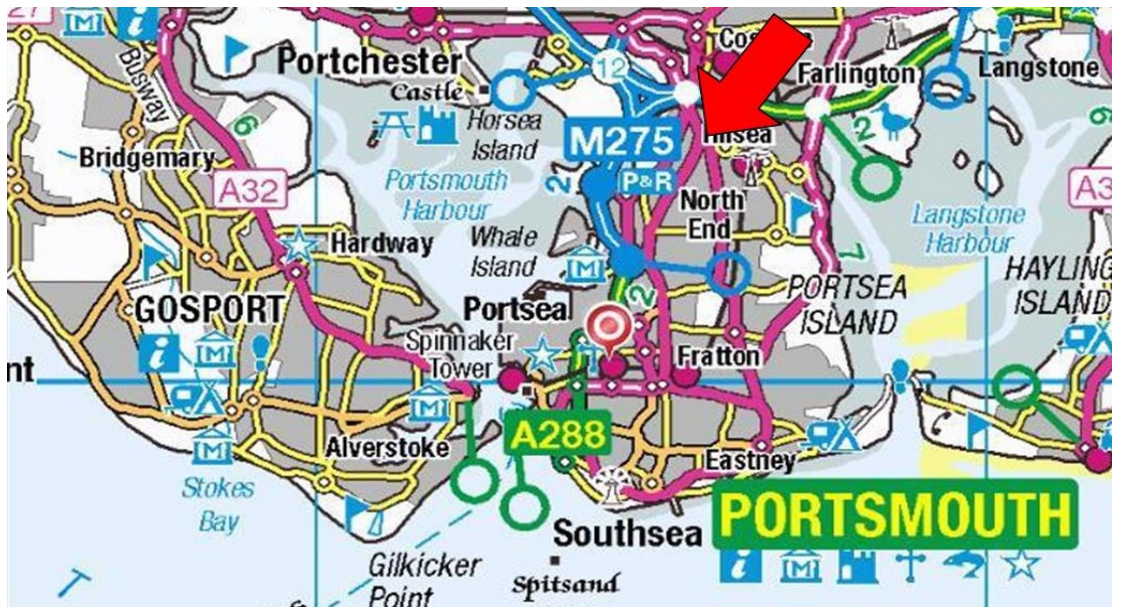
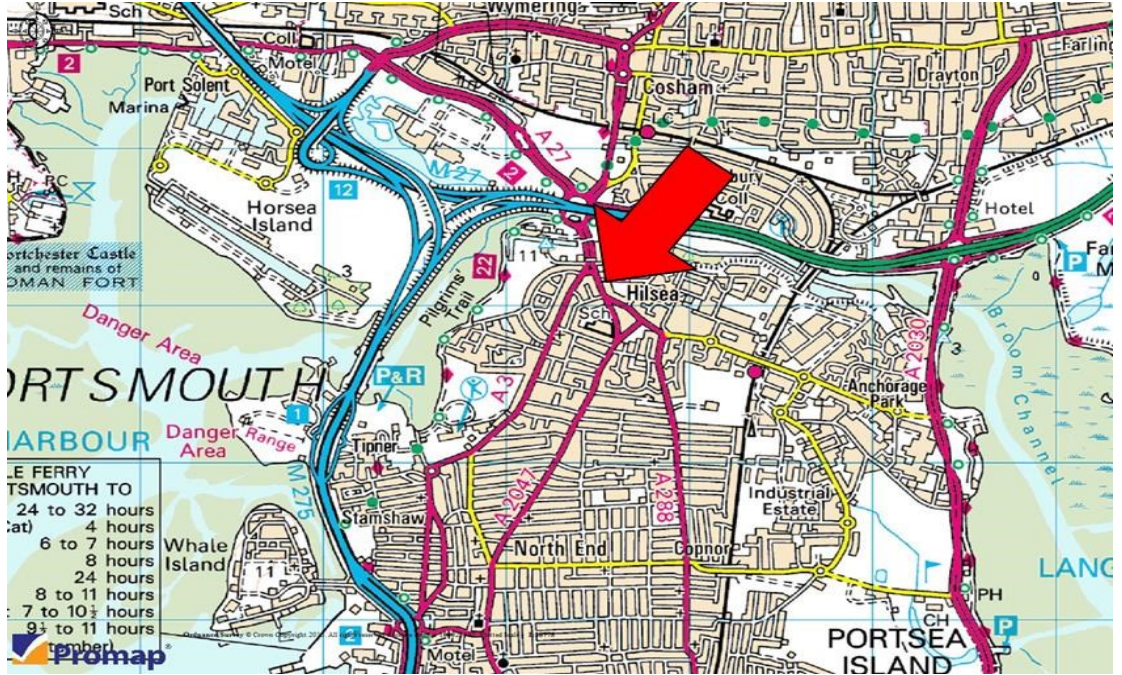
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