



62-68 KINGSTON CRESCENT, PORTSMOUTH, PO2 8AQ

OFFICE TO LET

3,602 TO 10,979 SQ FT (334.64 TO 1,019.98 SQ M)



Summary

SELF-CONTAINED 3-STOREY OFFICE BUILDING - TO LET

Available Size 3,602 to 10,979 sq ft

Rent £16 per sq ft

Business Rates N/A

EPC Rating Upon Enquiry

- Open plan accommodation
- Car parking - 1 space per 224 sqft
- Located to the north of Portsmouth City Centre
- Excellent accessibility to public transport links and retail facilities
- 1.5 miles from the M27
- Close to Continental Ferry Port
- To be refurbished



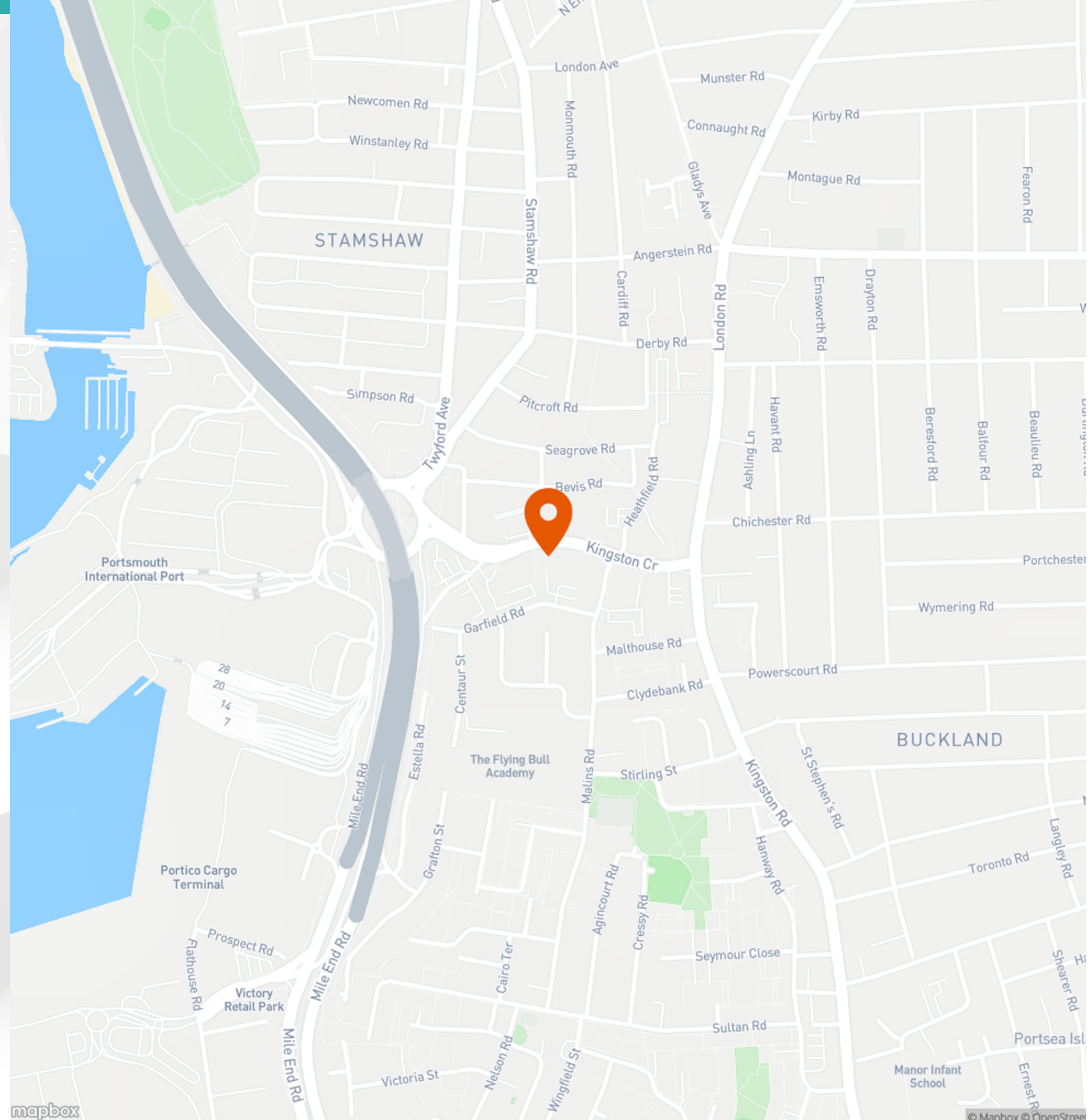
Location



62-68 Kingston Crescent,
Portsmouth, PO2 8AQ

The property is located at the northern fringe of Portsmouth City Centre and 1.5 miles from the M27. Portsmouth railway station is within 1.5 miles from the property and the Continental Ferry Port is approximately 150 yards away.

Commercial Road and the Cascades shopping precinct are approximately 1 mile to the south.





Further Details

Description

The property comprises a self-contained 3-storey office building arranged over ground, first and second floors. Each floor is designed to an open plan specification. The property will undergo a refurbishment and be available to let as a whole or on individual floors.

The property benefits from a large on-site car park to the rear with a total of 49 spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,602	334.64	Available
1st	3,671	341.05	Available
2nd	3,706	344.30	Available
Total	10,979	1,019.99	

Specification

Lift access to all floors

WCs on all floors

Air conditioning to both the ground and first floors

Gas central heating throughout

Suspended ceiling and floor with floor boxes

LED lighting

Kitchenette facilities

Excellent parking

Viewings

Strictly by appointment through the joint sole agents.

Terms

Terms available on application

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Joint Agents

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Enquiries & Viewings



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