



TO LET

Brandon House
Copnor Road, Portsmouth, Hampshire, PO3 5LA



Key Features

- Highly visible unit on busy junction
- Very close proximity to M27
- Versatile configuration comprising two separate yard areas and five warehouse units
- Option to split the premises
- Suitable for a variety of uses
- Motor uses considered
- Offered by way of new FRI lease





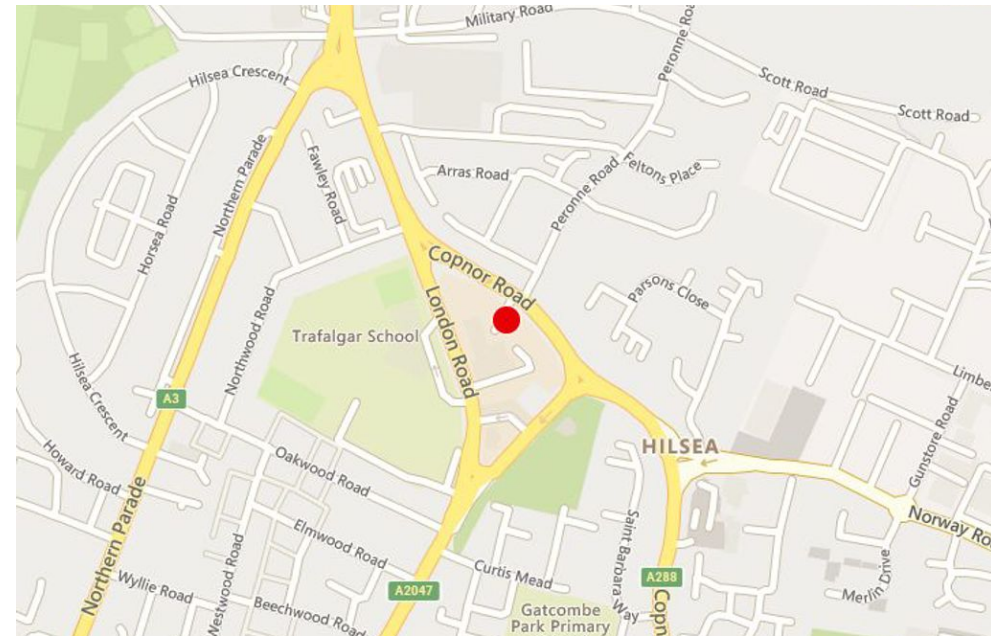
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Location & Situation

Copnor Road is situated within a well-connected residential area of Portsmouth, offering convenient access to the city centre and wider Hampshire region. Portsmouth benefits from excellent transport links, with the M27/A27 providing direct routes to the A3(M), M3 and London.

Portsmouth & Southsea station offers regular services to London Waterloo, with journey times of around 1 hour 30 minutes. Local bus routes run frequently along Copnor Road, connecting to nearby commercial areas, schools and amenities.

The location provides easy access to Portsmouth's key districts, including North End, Fratton and the city centre, with shops, cafés and services all within close reach.





Description & Accommodation

The property is a former builder's yard / trade counter unit which comprises of 5 separate warehouse spaces formed around 2 separate yard spaces, with two entrance ways off Copnor Road (A288) & London Road (A2047).

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Retail Warehouse (former trade counter unit)	1,545	143.53
Warehouse 1	4,315	400.86
Warehouse 2	2,275	211.35
Warehouse 3	1,854	172.24
Warehouse 4	1,627	151.15
Total	11,616	1,079.13





Rateable Value

Rateable Value (2026): £70,500

Occupiers will pay approximately 48% of this per annum.

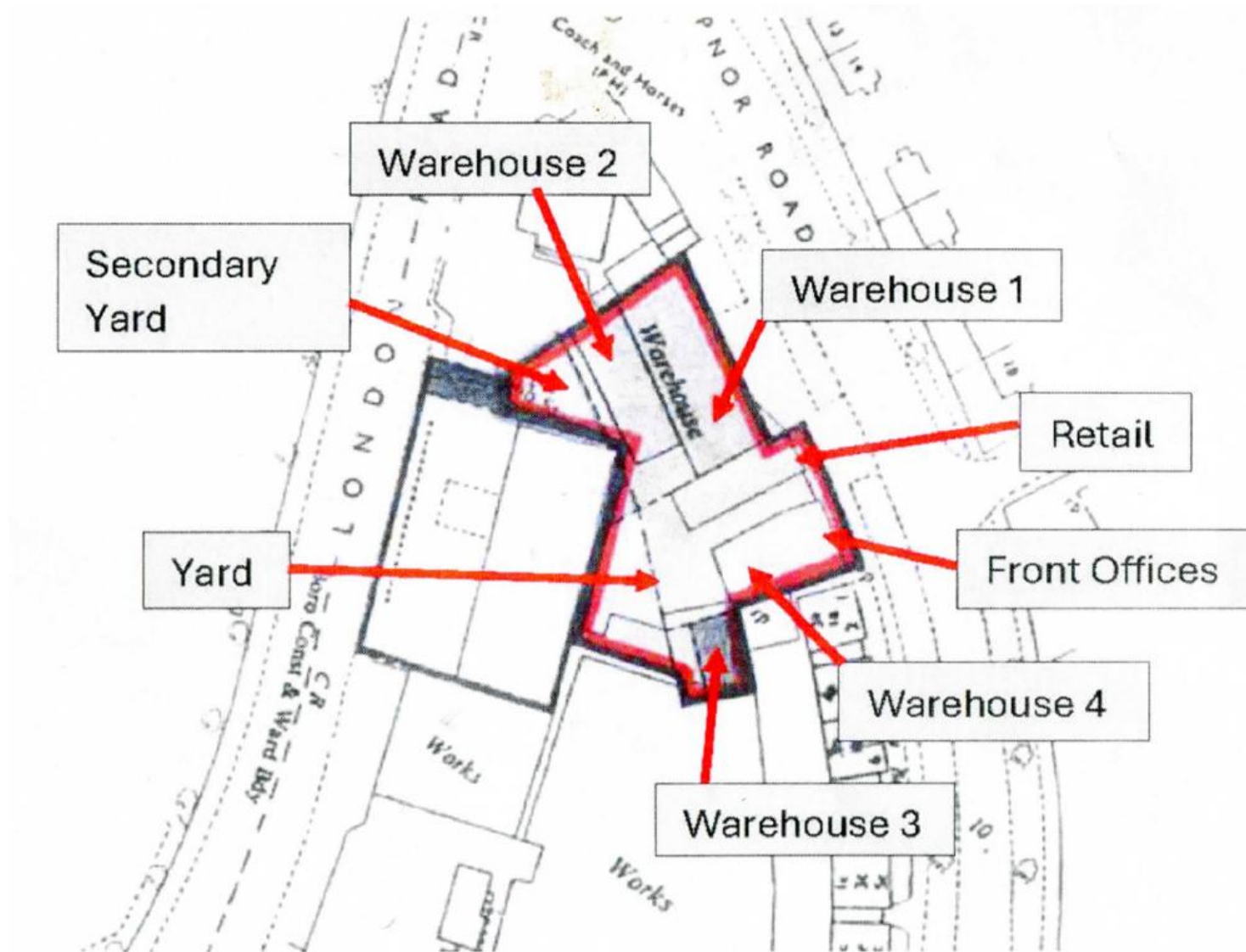
EPC

We understand the property has an EPC rating of C (expiry date - 14/07/2036).

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £80,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is currently registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
07786 234006

Tom Woodward
t.woodward@flude.com
01273 740384

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20 August 2026

