



FAIRFIELD HOUSE, PORTSMOUTH, PO2 8AA

OFFICE TO LET

2,742 SQ FT (254.74 SQ M)

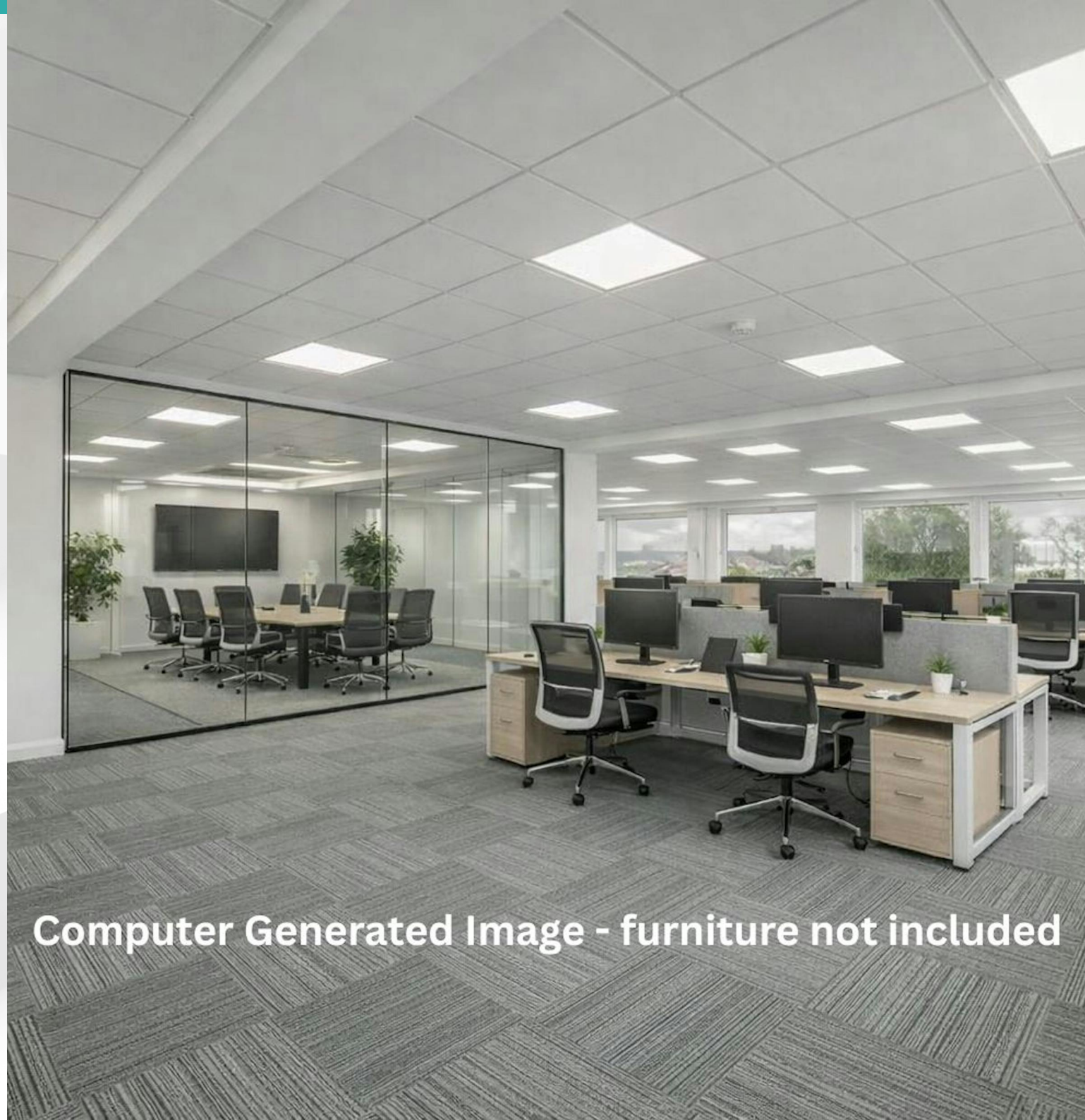


Summary

LAST FLOOR REMAINING -
ATTRACTIVE FIT OUT
CONTRIBUTION PACKAGE
AVAILABLE (SUBJECT TO TERMS)

Available Size	2,742 sq ft
Rent	£18 per sq ft
Rates Payable	£15,552 per annum
Rateable Value	£36,000
Service Charge	£5.96 per sq ft
Car Parking	8 allocated parking spaces.
VAT	Applicable
EPC Rating	D (87)

- Easy access to motorway network/city centre
- Rent free package available
- Newly refurbished open plan office space with comfort cooling
- Kitchenette
- Passenger lift
- Secure car parking for 8 cars
- Possible floor split available
- Additional parking available via separate agreement



Computer Generated Image - furniture not included

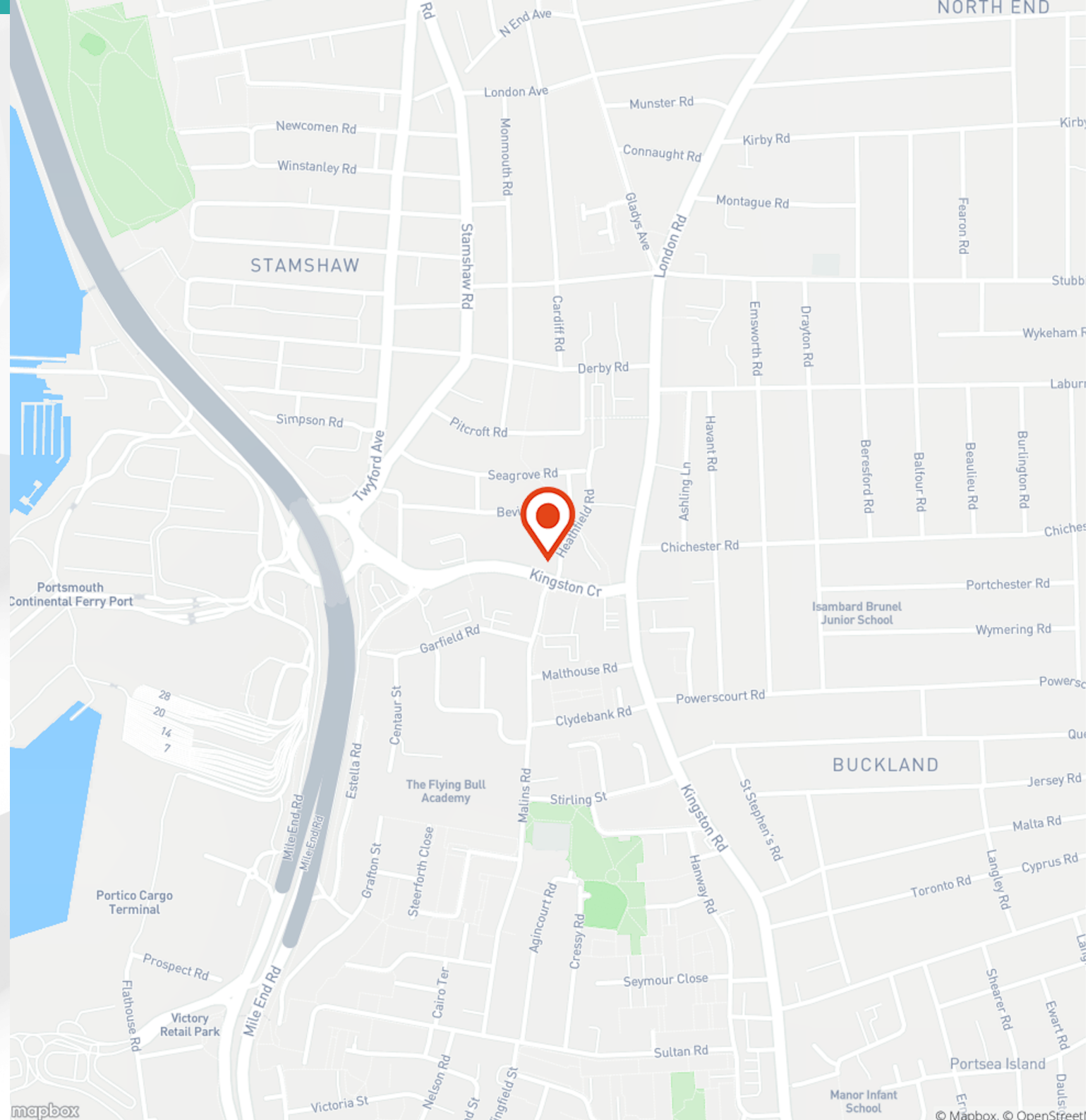
Location

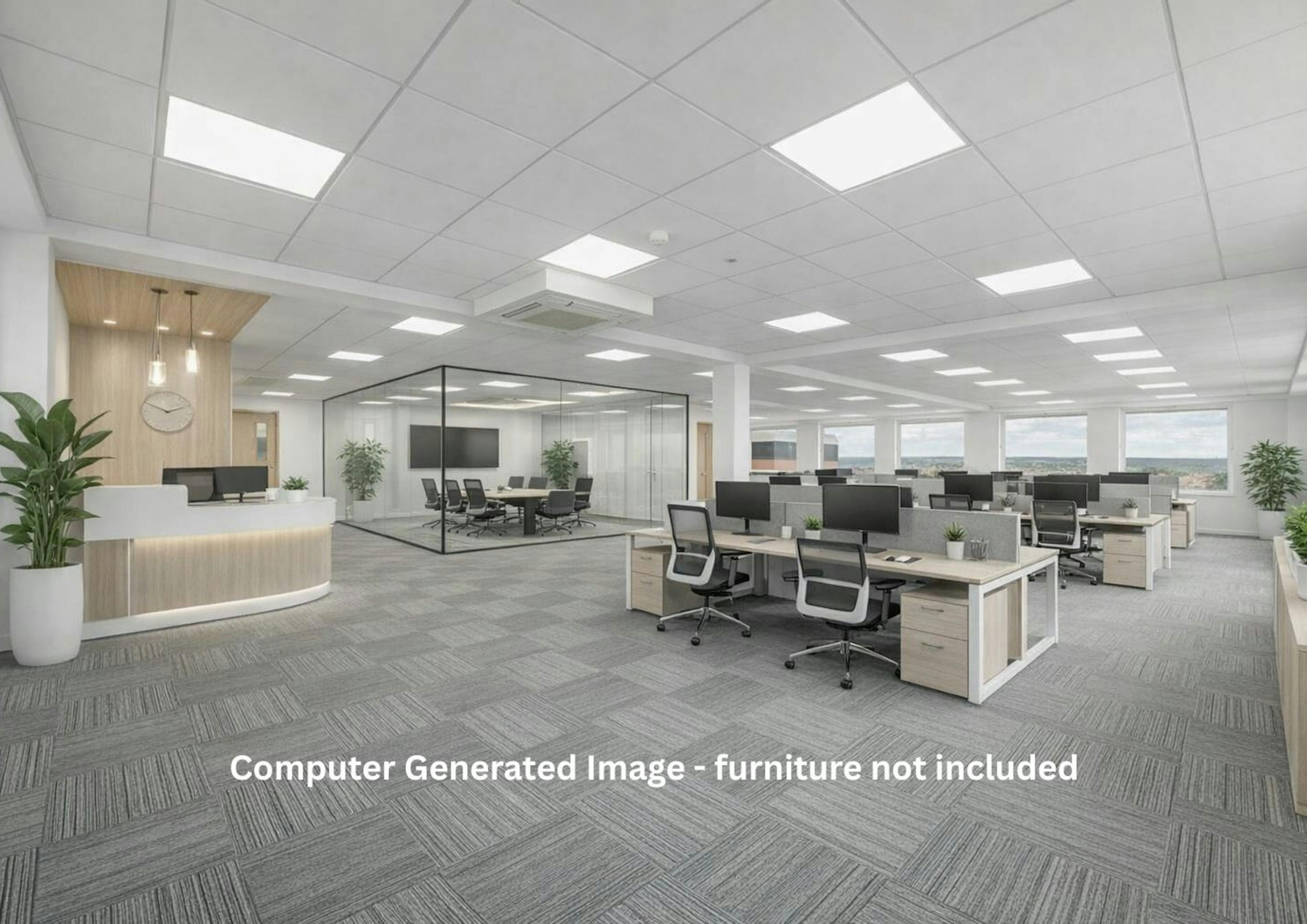


**Fairfield House, Kingston
Crescent, Portsmouth, PO2
8AA**

The property is 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.

Kingston Crescent provides a polarisation of commerce owing to its excellent accessibility by both public and private transport combined with it being situated equidistant from the motorway and prime shopping area. Transport links and retail facilities nearby provide a strong attraction to a workforce.





Computer Generated Image - furniture not included

Further Details

Description

Fairfield House is a modern four storey prominent office building located in the North End area of Portsmouth a short distance from Portsmouth City Centre and the Continental Ferry Port, and with easy access to the M275/M27/A3(M).

Fairfield House has a front access from Kingston Crescent with car park access off Heathfield Road via a security gate.

Specification

- Fully fitted modern open plan offices carpeted throughout with suspended ceiling
- LED Lighting
- Comfort cooling
- Passenger lift
- Male and female WCs
- Kitchenette
- Secure car parking - 8 spaces

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed, with offers in the region of £18 per sq.ft plus VAT. Attractive fitout contribution or incentive package available, subject to terms. For further information please enquire.

Accommodation

The accommodation comprises of the following approximate net internal areas:

Name	sq ft	sq m	Tenure	Availability
Ground - Suite 1	1,406	130.62	To Let	Let
Ground - Suite 2	1,112	103.31	To Let	Let
1st	2,742	254.74	To Let	Let
2nd	2,742	254.74	To Let	Let
3rd	2,742	254.74	To Let	Available
Total	10,744	998.15		

Legal Costs

Each party to be responsible for their own legal costs.

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.

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.





Enquiries & Viewings



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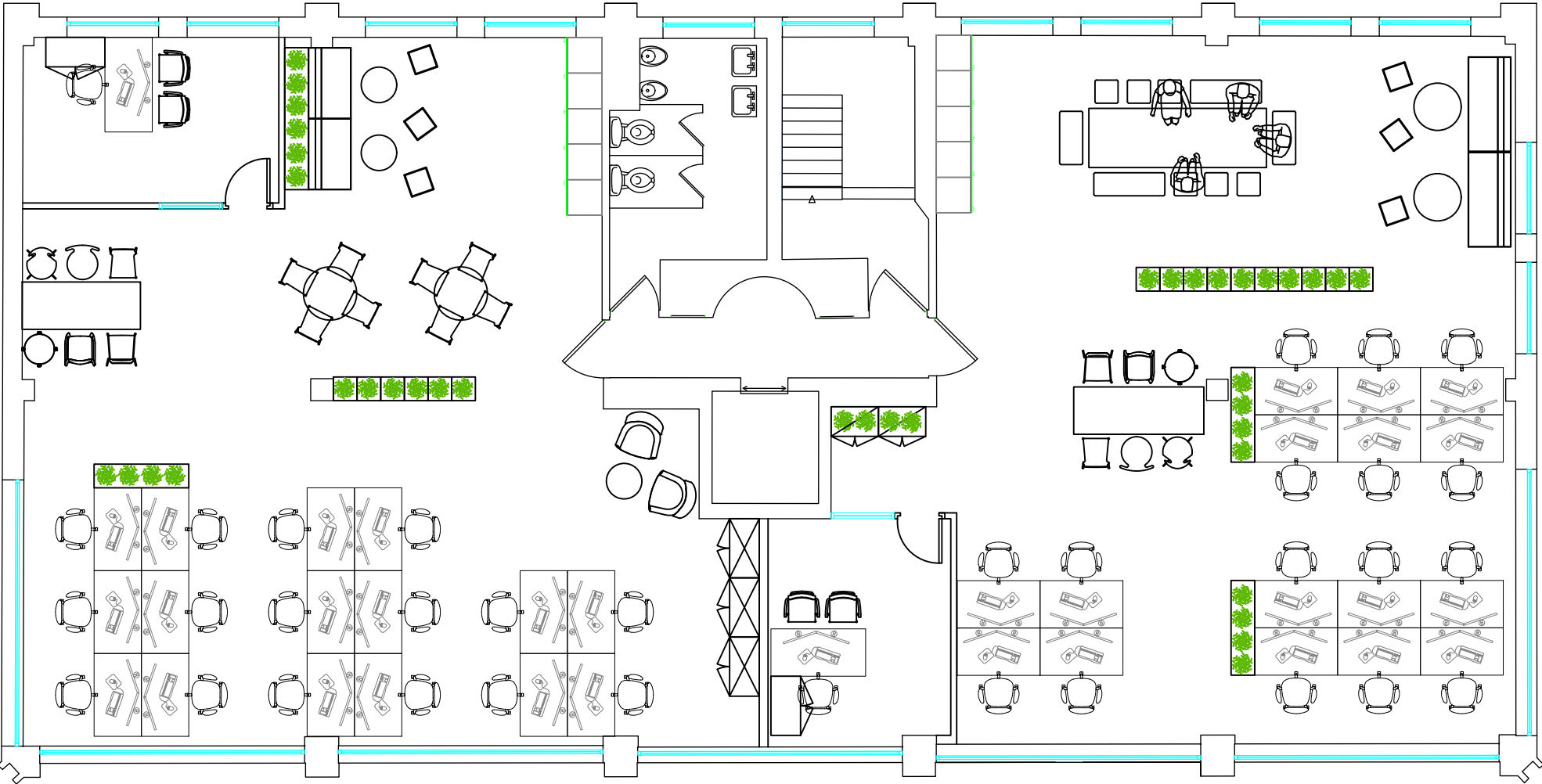
07887 602603

02392 377800



Vail Williams

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Description	Author
Date	Rev A
Revisions	

SPECTRUM.

Project Title

FAIRFIELD HOUSE

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Drawing Title

THIRD FLOOR PLAN
LAYOUT OPTION 1

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Status

Concept Design

Drawing Number

102

Job Number	Revision
-	A

Scale

1:100

2m 0 2 4

Date	Drawn	Checked
07.23	MB	-

Drawing Notes:

Figured dimensions only are to be taken from this drawing - DO NOT SCALE. Contractors must verify all dimensions prior to construction and any discrepancies are to be reported. IF IN DOUBT ASK.

A3