

POTENTIAL FOR
STUDIO GYM OR PILATES USE

TO LET: LOWER GROUND FLOOR SUITE

Flexible Class E Space for a
Range of Business Uses

Incentive Package Available

The Old Treasury



7 KINGS ROAD, SOUTHSEA, PO5 4DJ

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Property Description

The Old Treasury is a prominent multi-let, multi-use building occupying a corner position on Kings Road, close to Southsea seafront and the extensive leisure, retail and amenity offerings of Southsea town centre.

The Lower Ground Floor Suite is accessed from both the rear of the building and from the car park. The building benefits from lift access to all floors. The suite provides open-plan accommodation ready for immediate occupation. Refurbishment has included new LED lighting throughout and a MVHR system designed to meet the ventilation requirements of a gym/fitness studio.

Occupiers also benefit from shared male and female WC facilities, together with designated on-site parking located to the rear of the building.

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New LED lighting
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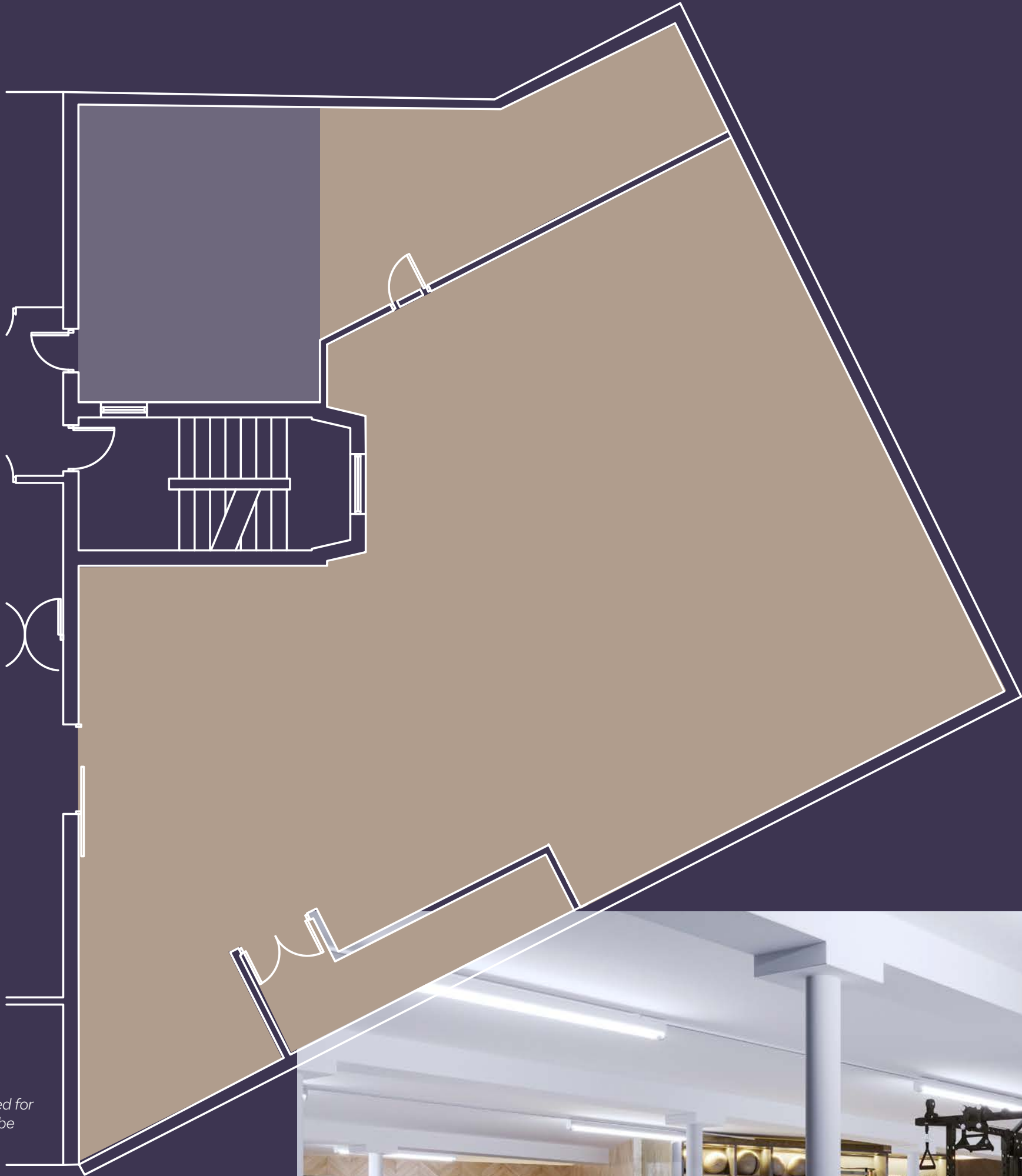
Central heating
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New Male and Female W/C
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New MVHR system installed
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Designated on-site parking

Floorplan is not to scale and is provided for information purposes only. Plans can be obtained from the Agents.



SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
LOWER GROUND	2,373	220
TOTAL	2,373	220



CGI for illustrative purposes.



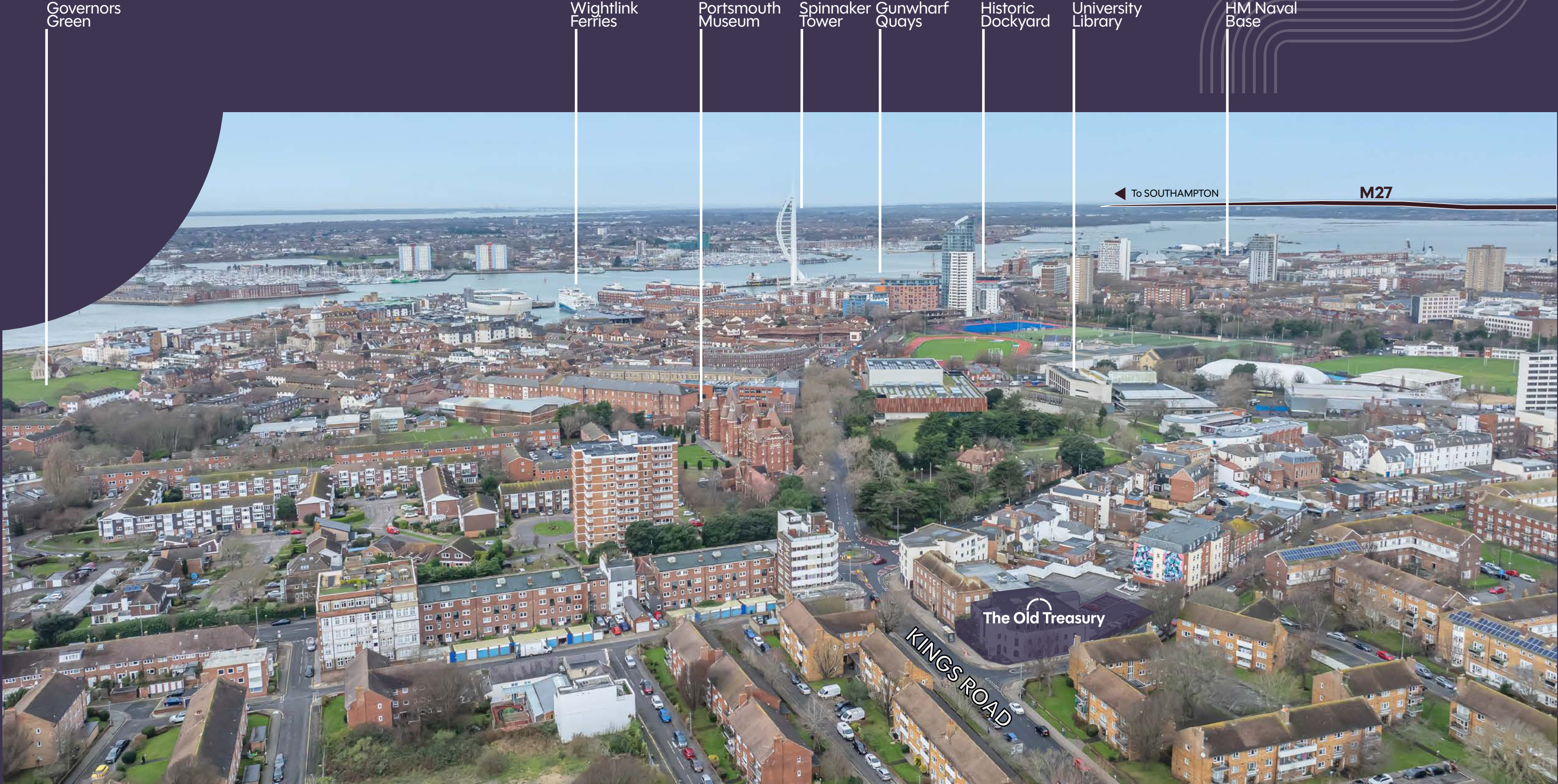
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Within walking distance:

-  **Southsea Rail Station**
-  **Southsea Common & seafront**
-  **Bus Services**
-  **Retail & Restaurants**
-  **Portsmouth University**

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Location



The Old Treasury is prominently situated on the corner of Kings Road and St Paul's Road just off Landport Terrace (A288).

Portsmouth benefits from excellent transport links, with the M27 and A3M road networks reaching to the rest of the South Coast as well as London. Southampton International Airport is approximately 30 minutes by road. As well as the close proximity of the airport, Portsmouth has a cross channel ferry port with regular services to France and Spain.

TRAVEL CONNECTIONS		ROAD NETWORK	
Wightlink Ferries	1 mile	M27	5 miles
Portsmouth & Southsea Rail Station	0.6 miles	A27	5 miles
Portsmouth International Port	2.5 miles	A3	7 miles
Southampton Airport	21 miles		

