

**TO LET: FIRST FLOOR, SUITE A**

**Refurbished modern offices  
in prime Southsea location**

**Incentive package available**

# The Old Treasury

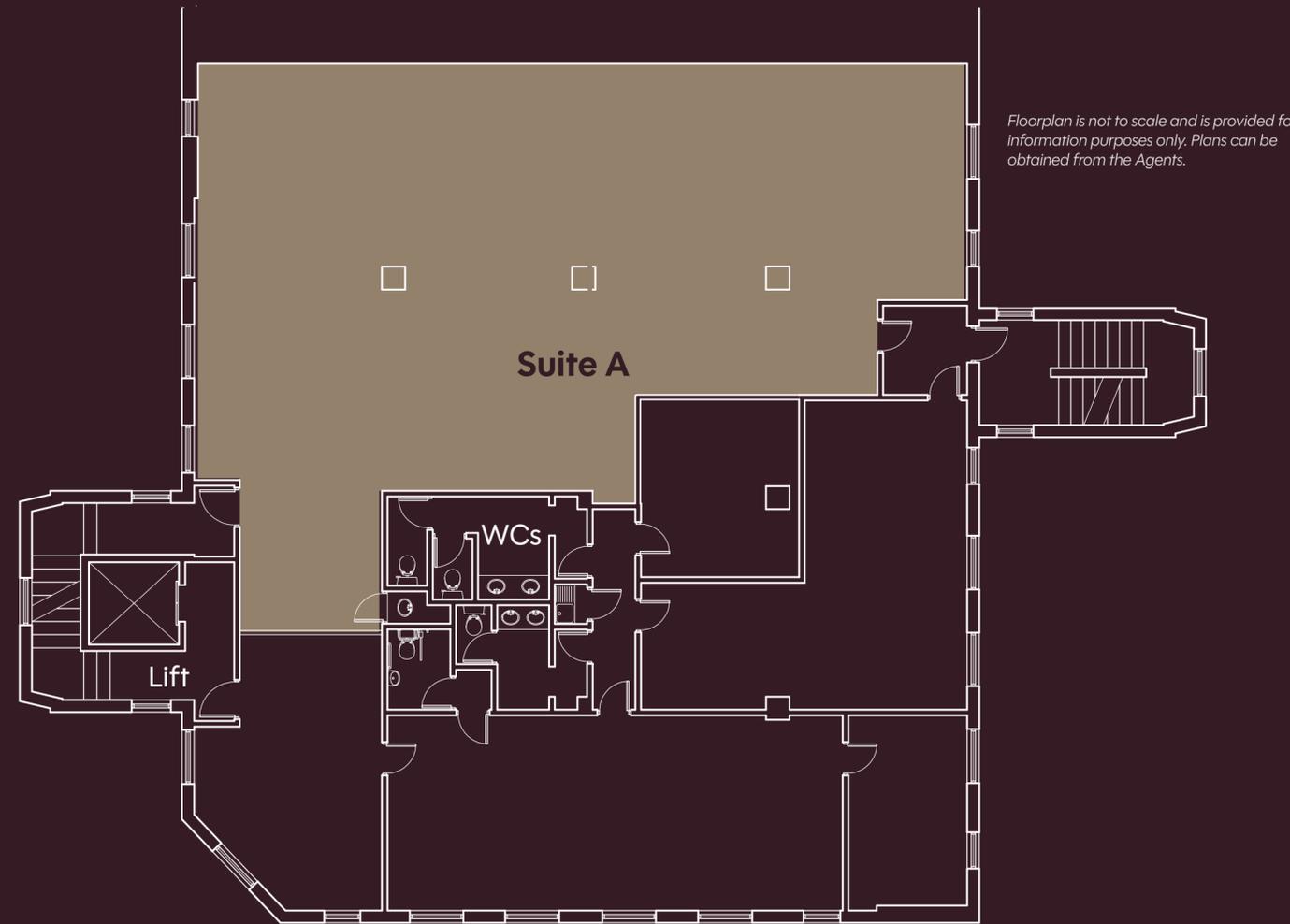


**7 KINGS ROAD, SOUTHSEA, PO5 4DJ**

# 01 Property Description

The Old Treasury is a multi let office building situated on the corner of Kings Road, close to Southsea seafront and the leisure and retail facilities in Southsea town centre.

The First floor is accessed either through the front or the rear of the building and benefits from having a lift to all floors. The suite has shared male and female WCs. The office provides great open plan floor space ready for occupation with new LED lighting throughout and air conditioning. The offices benefit from having designated on site car parking towards the rear of the building.



## SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
SUITE A	2,082	193
<b>TOTAL</b>	<b>2,082</b>	<b>193</b>

-  **New LED lighting**
-  **Central heating**
-  **Male and Female WCs**
-  **New air conditioning**
-  **Self contained kitchen**
-  **Designated on-site parking**
-  **Suspended ceiling**
-  **Lifts to all floors**

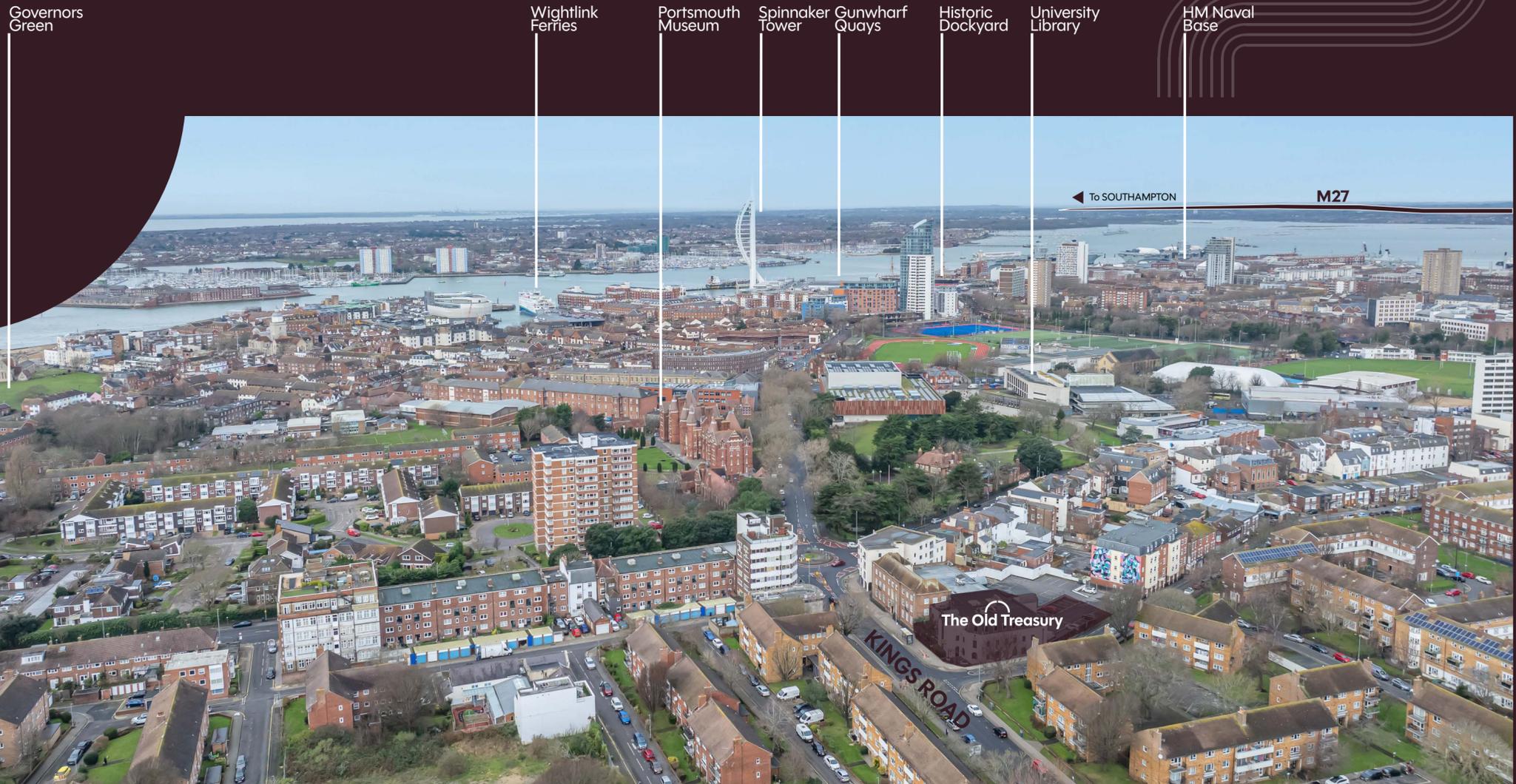




Within walking distance:

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

# 02 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

<b>Wightlink Ferries</b>	1 mile
<b>Portsmouth &amp; Southsea Rail Station</b>	0.6 miles
<b>Portsmouth International Port</b>	2.5 miles
<b>Southampton Airport</b>	21 miles



### ROAD NETWORK

<b>M27</b>	5 miles
<b>A27</b>	5 miles
<b>A3</b>	7 miles

03

## Further Information



**TENURE** Available on a new effective full repairing and insuring lease for a term to be agreed. Quoting rent £16 psf.

*\*Attractive incentive packages available, subject to lease terms\**

**RATEABLE VALUE** Current assessment for 2026 is £25,000. Source voa.gov.uk

**OTHER COSTS** Buildings Insurance & Service Charge is payable.  
Each party to be responsible for their own legal costs incurred in the transaction.

Unless otherwise stated all costs, prices & rents are exclusive of VAT.

### CONTACT

Viewings strictly by prior appointment:



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