



**Fairfield House, 47-51 Kingston Crescent, Portsmouth, PO2 8AA**  
Attractive Fit Out Contribution Package Available (Subject to Terms)

### Summary

Tenure	To Let
Available Size	2,742 sq ft / 254.74 sq m
Rent	£18 per sq ft Offers in the region of
Service Charge	£5.96 per sq ft
Rates Payable	£19,980 per annum
Rateable Value	£36,000
EPC Rating	D (87)

### Key Points

- 3rd Floor Refurbished Office
- Passenger Lift / Comfort Cooling & Kitchenette
- Secure Parking for 8 cars
- Easy Access to Motorway Network & City Centre
- Possible Floor Split Available
- Additional Parking may be available under separate agreement

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# Fairfield House, 47-51 Kingston Crescent, Portsmouth, PO2 8AA

## 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.

The 3rd floor is a modern refurbished self contained open plan office suite. Subject to terms the landlord can contribute towards any tenant fit out or put together an attractive incentive package, for further information please discuss with the agent.

## Location

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.

## Accommodation

The accommodation comprises the following areas:

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

## Specification

- \* LED Lighting
- \* Carpeted Throughout
- \* Suspended Ceilings
- \* Comfort Cooling
- \* Kitchenette
- \* Passenger Lift
- \* Male & Female W.C.'s

## Terms

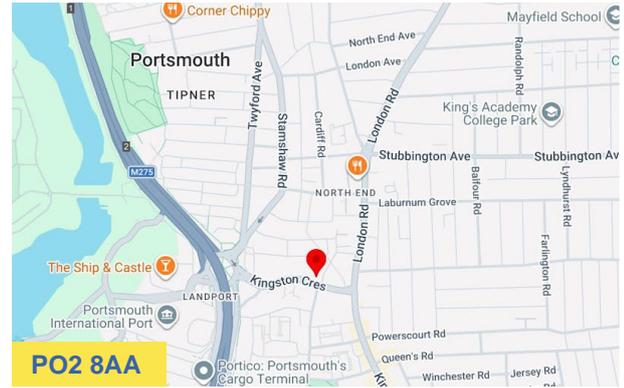
Available by way of a new full repairing and insuring lease for a term to be agreed, with offers in the region of £18 per sq.ft plus VAT. Attractive fitout contribution or incentive package available, subject to terms. For further information please enquire.

## Business Rates

Rateable Value: 3rd floor £36,000 You are advised to make your own enquiries to the local authority before making a commitment to lease.

## Other Matters

- Service Charge - Payable by the in-going tenant at £5.96 per sq.ft
- Legal Costs - Each party to bear their own costs incurred in the transaction.
- VAT - VAT is applicable



## Viewing & Further Information

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