



UNIT A CHAUCER HOUSE, PORTSMOUTH, PO1 2DR

HEALTHCARE / LEISURE / OFFICE / RETAIL TO LET

4,305 SQ FT (399.95 SQ M)



Summary

COMMERCIAL SPACE - TO LET

Available Size	4,305 sq ft
Rent	Rent on application
Business Rates	To be assessed on first occupation
Service Charge	On application
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

- City centre location
- Suitable for a variety of uses
- Close to offices, hotels and student halls of residence



Location



**Unit A Chaucer House,
Isambard Brunel Road,
Portsmouth, PO1 2DR**

Chaucer House occupies a prominent location on Isambard Brunel Road, a busy thoroughfare, in Portsmouth city centre of Portsmouth. The unit directly opposite Portsmouth and Southsea railway station, adjacent to Portsmouth City Council offices and close to the Guildhall Square. Portsmouth University faculty buildings and various halls of residence are located nearby. Tesco Express is situated close by, together with various other commercial users.





Further Details

Description

Chaucer House comprises a new build student halls of residence arranged over 13 storeys, providing accommodation for 484 students. The unit is located at ground floor level and is in shell condition.

Accommodation

The accommodation comprises of the following gross internal area:

Name	sq ft	sq m
Unit - A	4,305	399.95
Total	4,305	399.95

Terms

Available on a new lease for a term to be agreed.

Planning

Suitable for a variety of uses within Class E.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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 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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