



## FAIRFIELD HOUSE, PORTSMOUTH, PO2 8AA

OFFICE TO LET

1,371 TO 2,742 SQ FT (127.37 TO 254.74 SQ M)





# Summary

**Last Floor Remaining! Rent free incentives available for City Centre office space**

Available Size	1,371 to 2,742 sq ft
Rent	£18 per sq ft
Rates Payable	£17,964 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 available until end of March 2026
- Newly refurbished open plan office space with comfort cooling
- Kitchenette
- Passenger lift
- Secure car parking
- Possible floor split available
- Additional parking available via separate agreement





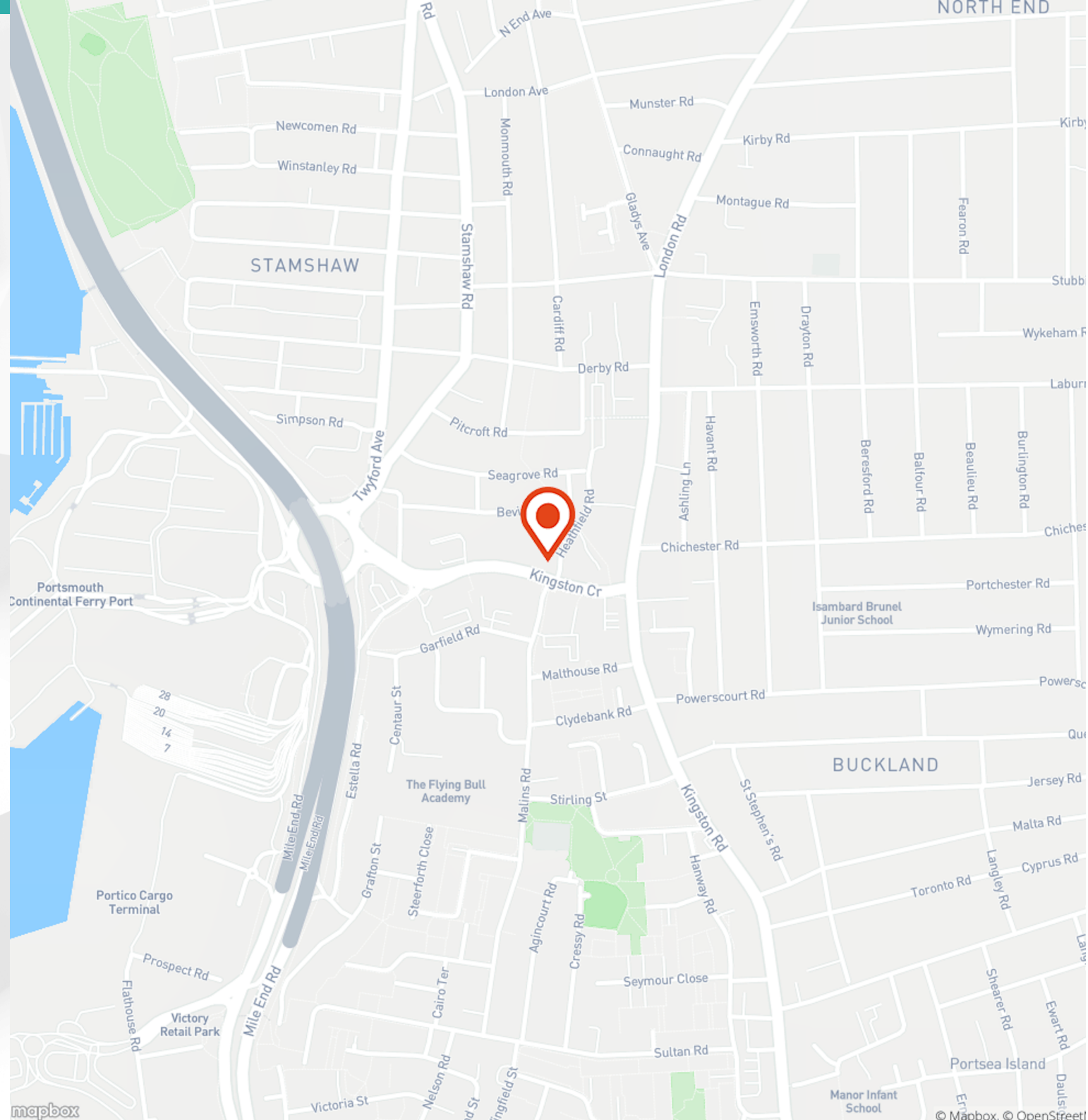
# Location



**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.









# 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.

## 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
<b>Total</b>	<b>10,744</b>	<b>998.15</b>		

## Specification

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

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent free available till March 2026 subject to terms.







## Enquiries & Viewings



**Alice Masterman**

[amasterman@vailwilliams.com](mailto:amasterman@vailwilliams.com)

07393 235709



**Alex Gauntlett**

[agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com)

07584 657 826



**Vail  
Williams**

[View on our website](#)