



Prominent Retail/Commercial Unit

5A Edinburgh Road

Portsmouth, PO1 1DE

Office, Retail

TO LET

2,949 to 8,095 sq ft

(273.97 to 752.05 sq m)

5A Edinburgh Road, Portsmouth, PO1 1DE

Summary

Available Size	2,949 to 8,095 sq ft
Business Rates	Upon Enquiry
Rateable Value	£57,500
EPC Rating	Upon Enquiry

Location

The property is located in a busy city centre position close to the junction of Edinburgh Road and the southern end of Commercial Road. Commercial Road is the main retail thoroughfare within Portsmouth city centre. There has been considerable development nearby with approximately 3,150 new students beds being created, a new 152 bedroom Travelodge Hotel and proposed 180 bedroom Hampton by Hilton. Iceland are adjacent, whilst other nearby occupiers include STA Travel, CEX and The Works. There are various leisure occupiers in the vicinity including Pryzm Nightclub and Sprinkles Gelato.

Description

The property is currently arranged to provide a retail sales area and there is an internal staircase leading to first floor accommodation. The unit has rear access at ground floor level to Willis Road. The building is capable of subdivision to provide a retail/commercial unit at ground floor and self-contained offices at first floor.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
G	2,949	273.97
1st - Offices	5,146	478.08
Total	8,095	752.05

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews.

Planning

The property currently has Class A2 planning consent at ground floor with ancillary offices at first floor. The property would be suitable for a variety of uses, subject to planning. Interested parties are advised to make their own enquiries of the Local Authority.

Legal Costs

Each party to pay their own legal costs.



Viewing & Further Information

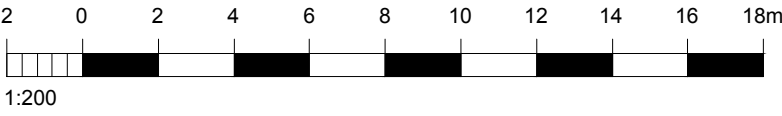
Tim Clark
07584 214662
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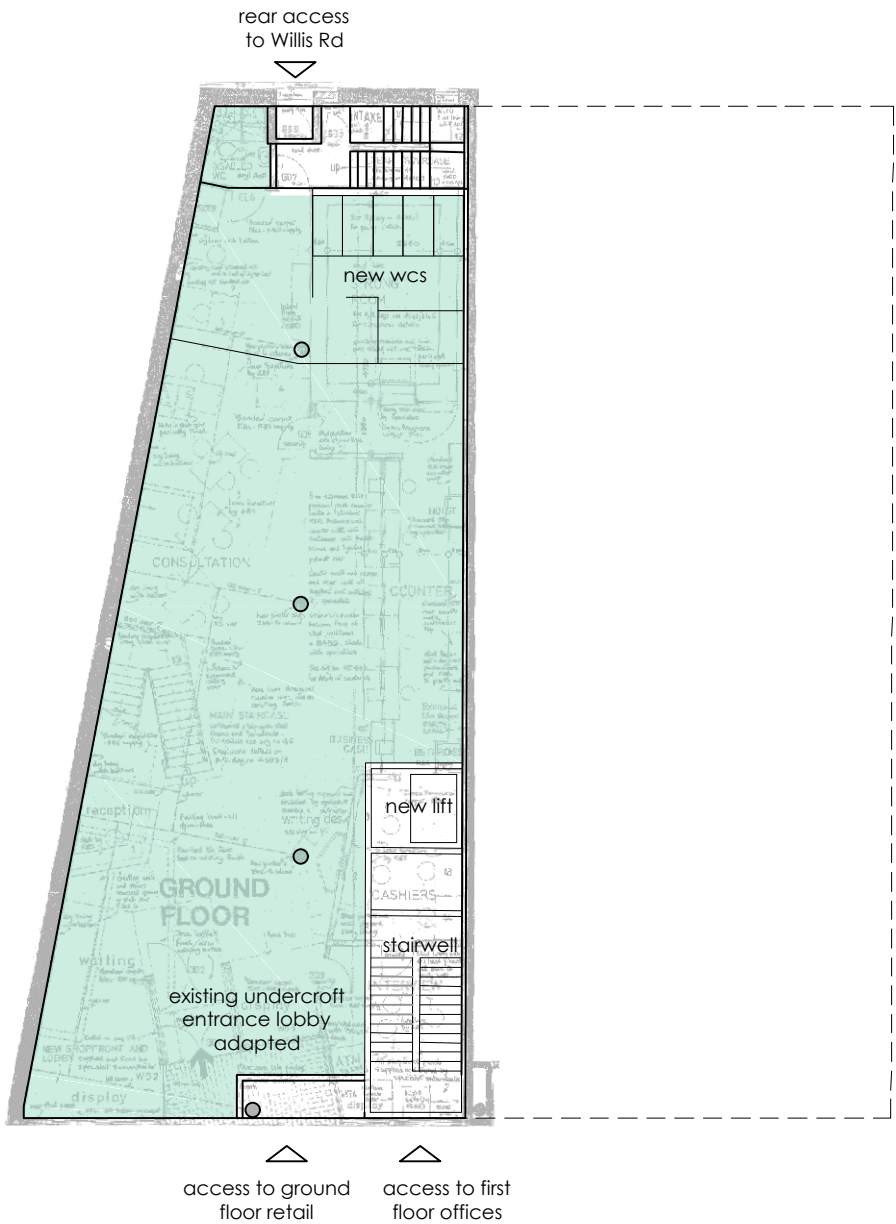
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Plans 1:200 @ A2

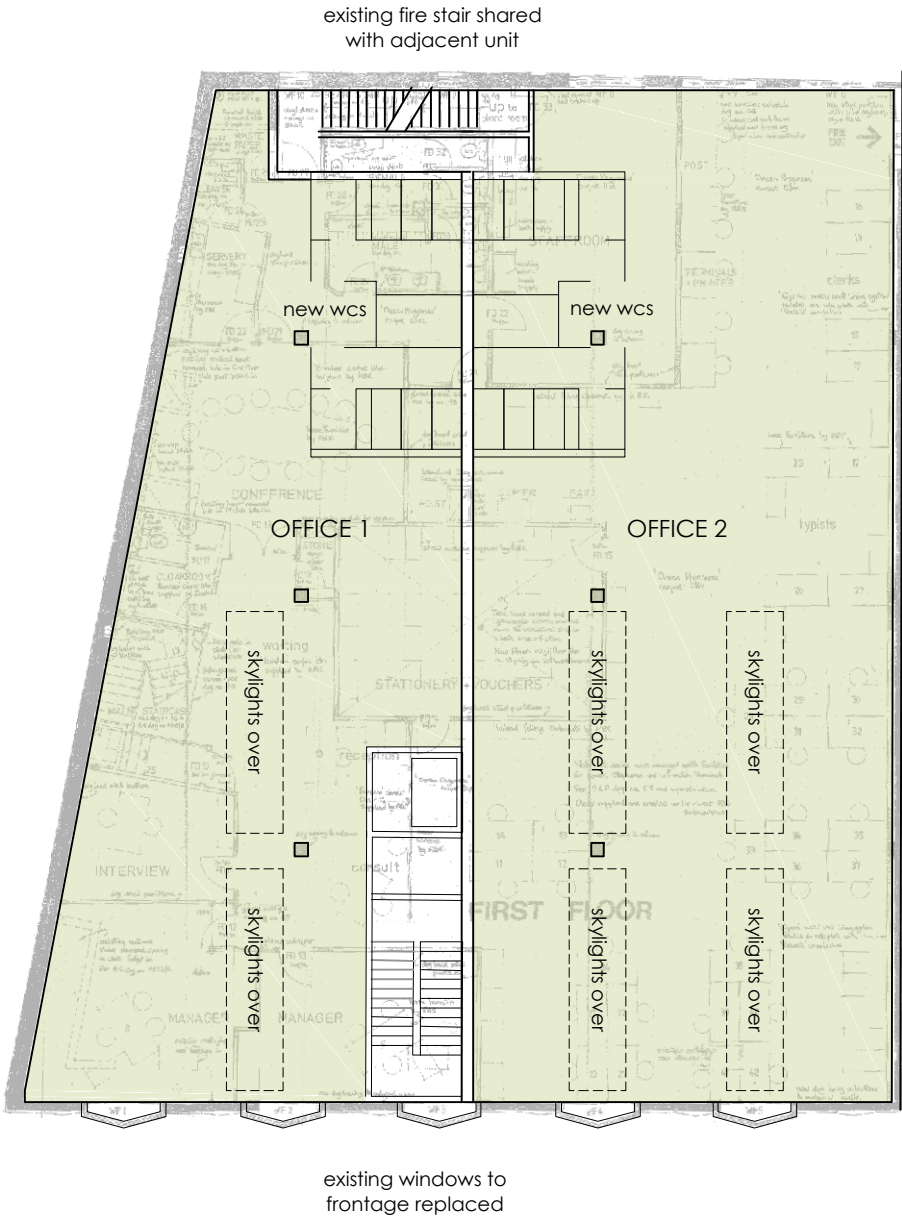


No building or services survey has been undertaken or detailed planning discussions held. Any areas indicated therefore are subject to design development and verification and should not be used for anything other than illustrative purposes.



GROUND LAYOUT

REFURBISHMENT OF GROUND FLOOR RETAIL
PROVIDING 200sqm AREA (2,150sqft)



FIRST LAYOUT

CONVERSION OF FIRST FLOOR OFFICE
PROVIDING 2no OFFICE SPACES
SPACE 1 - 205sqm (2,200sqft)
SPACE 2 - 290sqm (3,120sqft)

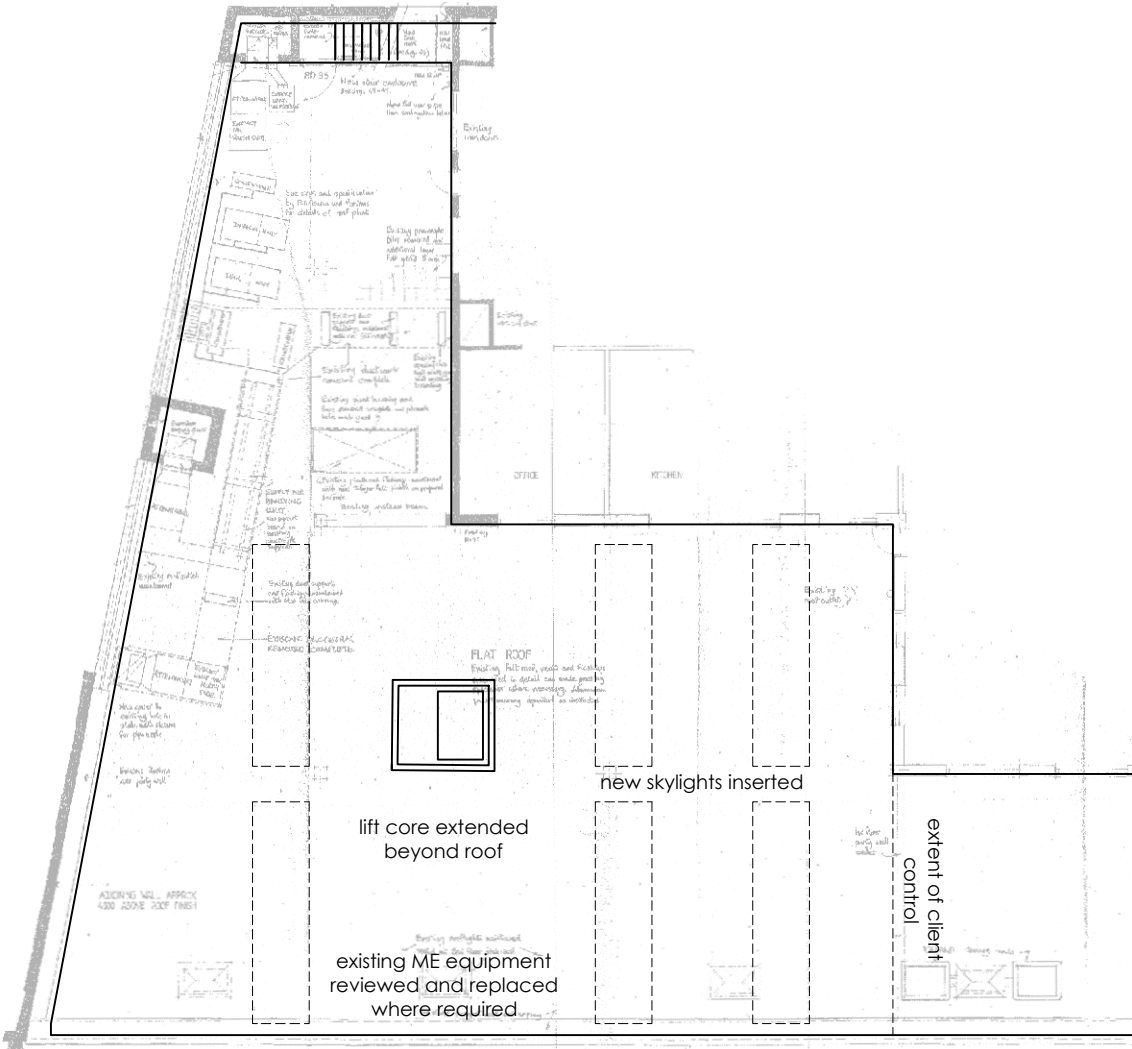
Notes

1. This drawing is the copyright of MH Architects Ltd
2. Do not scale this drawing except for Local Authority planning purposes
3. All dimensions must be checked on site by the contractor prior to commencement of the works.

Client Approval

X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
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SECOND/ROOF LAYOUT

REVIEW OF ROOF TOP PLANT/EQUIPMENT
POTENTIAL EXTENSION OF FIRST FLOOR TO
UPPER FLOOR OFFICE

Refurbishment & Conversion of 3a Edinburgh Rd Portsmouth

for Beacon Wood

Drawing title

Conceptual Layouts

Drawn	Date	Checked	Date	Scale at A2
CP	April 2019			1:200

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
19-061	EDB	MHA	XX	00	DR	A	SK001	P1

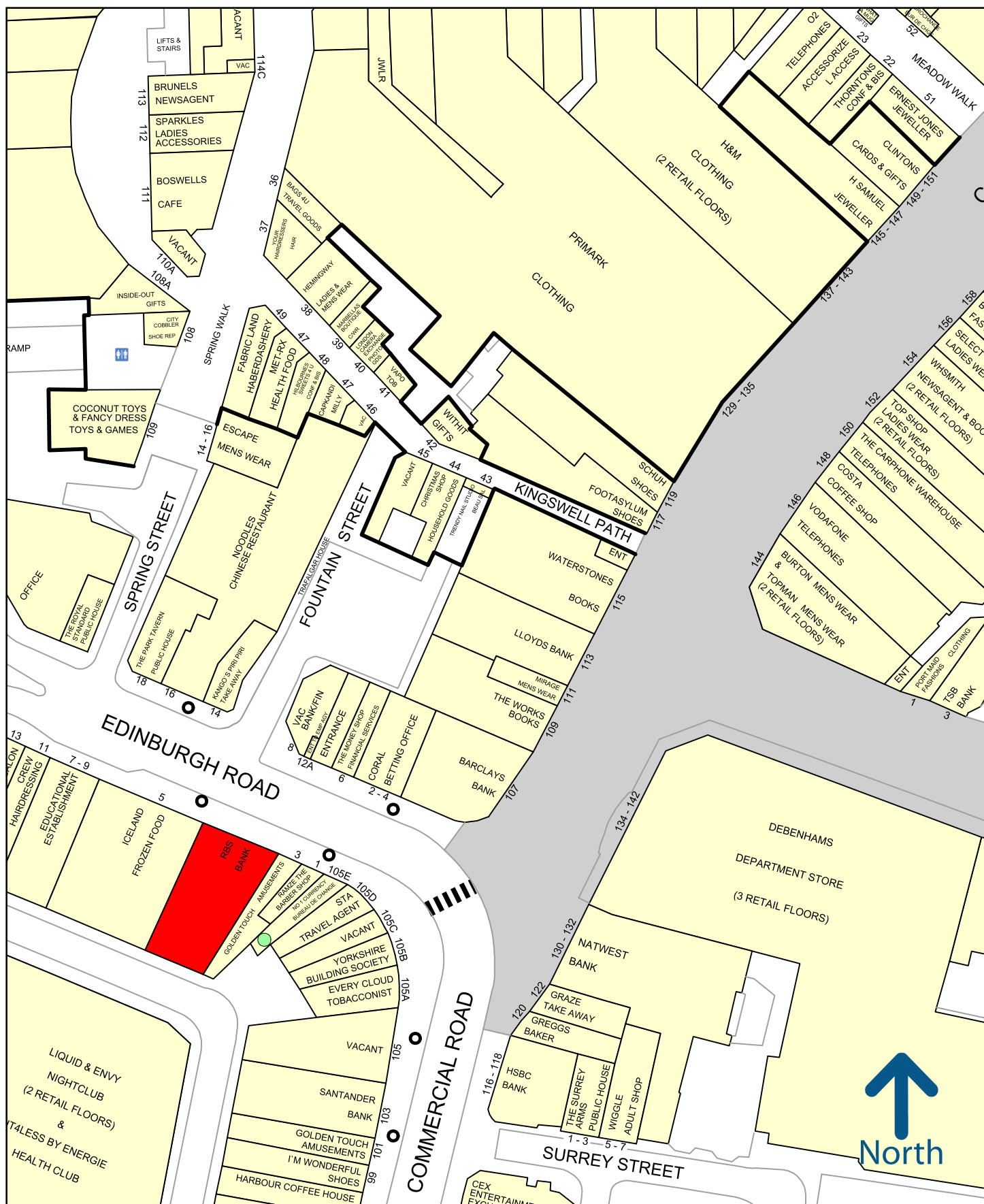
Purpose of Issue

SKETCH FOR DISCUSSION

Ground Floor 1 Bicentennial Building
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Created By: Vail Williams LLP