

PORTSMOUTH

STATION STREET, PO1 1BE

TO LET - PROMINENT RETAIL WAREHOUSE
APPROX. 33,000 SQ FT GIA

AVAILABLE AS A WHOLE/SUBDIVISION ALSO CONSIDERED



ESH Edgerley
Simpson
Howe

LOCATION

Portsmouth is a major waterfront city on the south coast of England, recognised as a key commercial and naval hub with a strong maritime heritage. Situated approximately 19 miles south-east of Southampton and 70 miles south-west of London, the city offers excellent connectivity via the M27 and A3 road networks, as well as direct rail services to London Waterloo in around 90 minutes.

10 MINUTE DRIVETIME
192,000
PEOPLE

81,000
HOUSEHOLDS

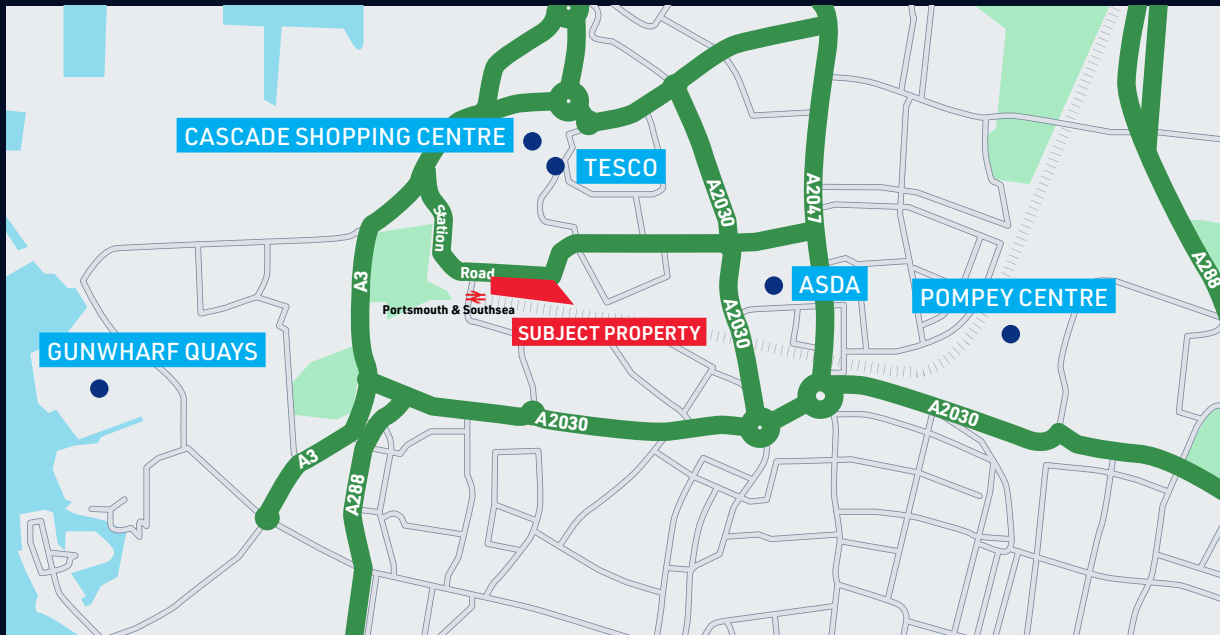
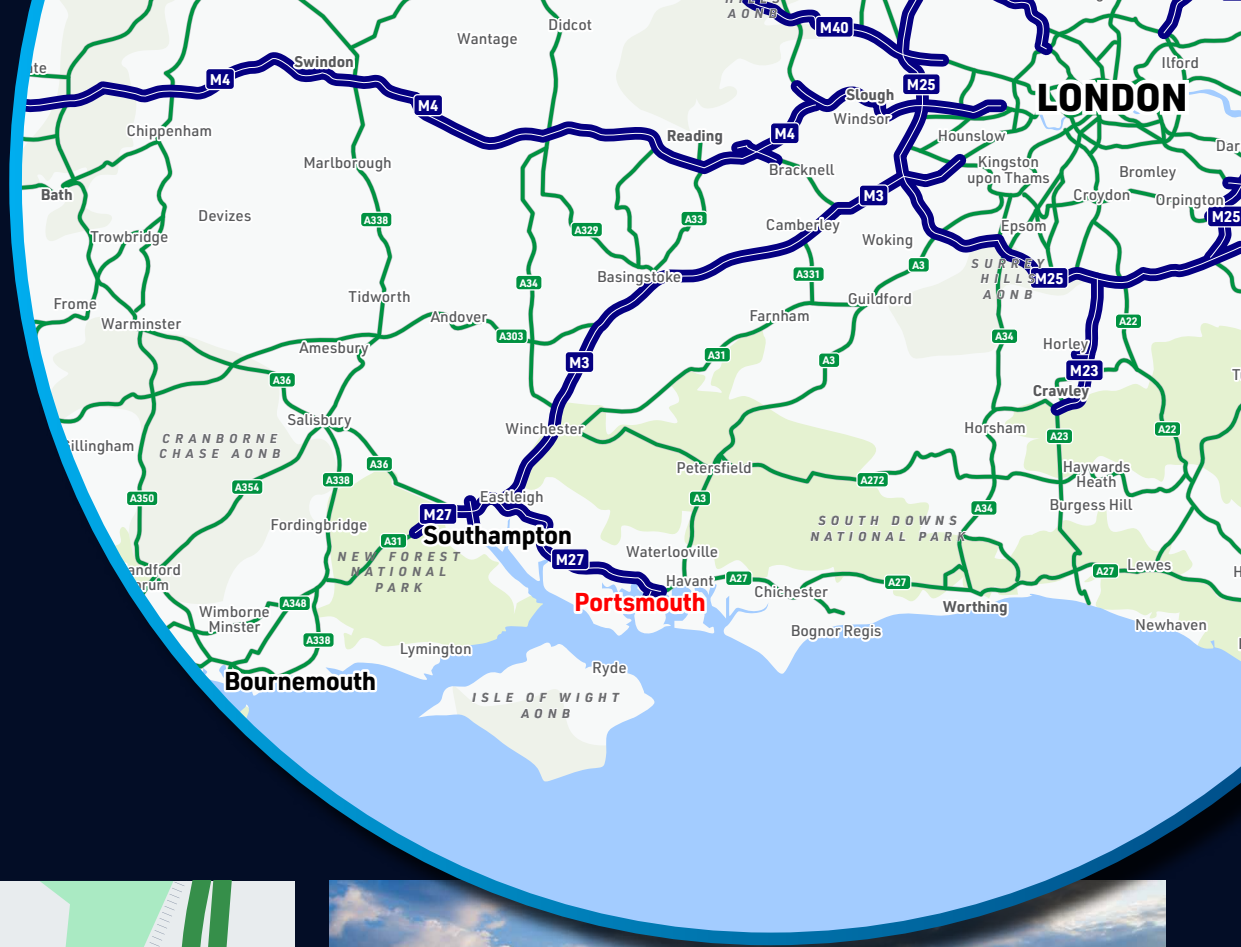
SITUATION

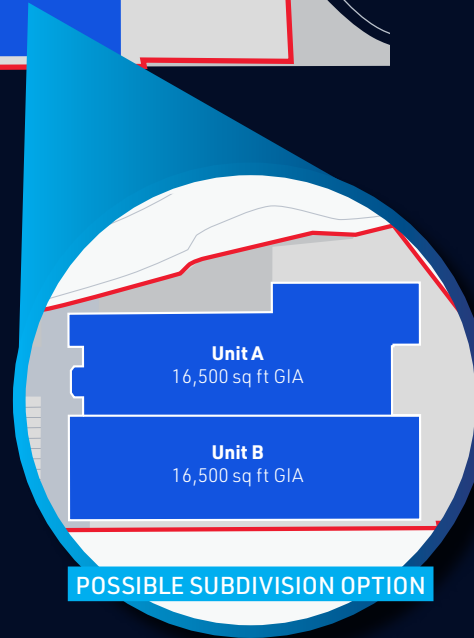
The subject property occupies a unique, prominent city centre position on Station Street close to Commercial Road, one of Portsmouth's principal retail and commercial thoroughfares. Portsmouth & Southsea railway station is immediately adjacent. The surrounding area is characterised by a strong mix of retail, leisure, and commercial uses, with nearby occupiers including Primark, TK Maxx, Sports Direct and Tesco, as well as Cascades Shopping Centre, the University of Portsmouth campus and a large residential catchment.

15 MINUTE DRIVETIME
330,000
PEOPLE

140,000
HOUSEHOLDS

Source: Experian





DESCRIPTION

Prominent, purpose-built retail warehouse unit extending to approx. 33,000 sq ft GIA. The city centre asset benefits from a generous car park providing 125 exclusive customer spaces

AVAILABILITY

The unit is available To Let as a whole by way of a new FRI lease drawn on commercial lease terms. Subdivision options will also be considered, subject to planning and occupier requirements.

PLANNING

Class E (unrestricted class A1 retail)

EPC

To be provided on request

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Designed and produced by Ben Parer Tel: 07702 123482.

Contact

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