



## FAIRFIELD HOUSE, PORTSMOUTH, PO2 8AA

OFFICE TO LET

2,742 SQ FT (254.74 SQ M)



# Summary

## Last Floor Remaining!

|                |                             |
|----------------|-----------------------------|
| Available Size | 2,742 sq ft                 |
| Rent           | £18 Per sq ft               |
| Business Rates | Subject to reassessment.    |
| Service Charge | £4.67 Per sq ft             |
| Car Parking    | 8 allocated parking spaces. |
| VAT            | Applicable                  |
| EPC Rating     | D (87)                      |

- Easy access to motorway network/city centre
- Open plan offices
- Comfort cooling
- Kitchenette
- Passenger lift
- Secure car parking



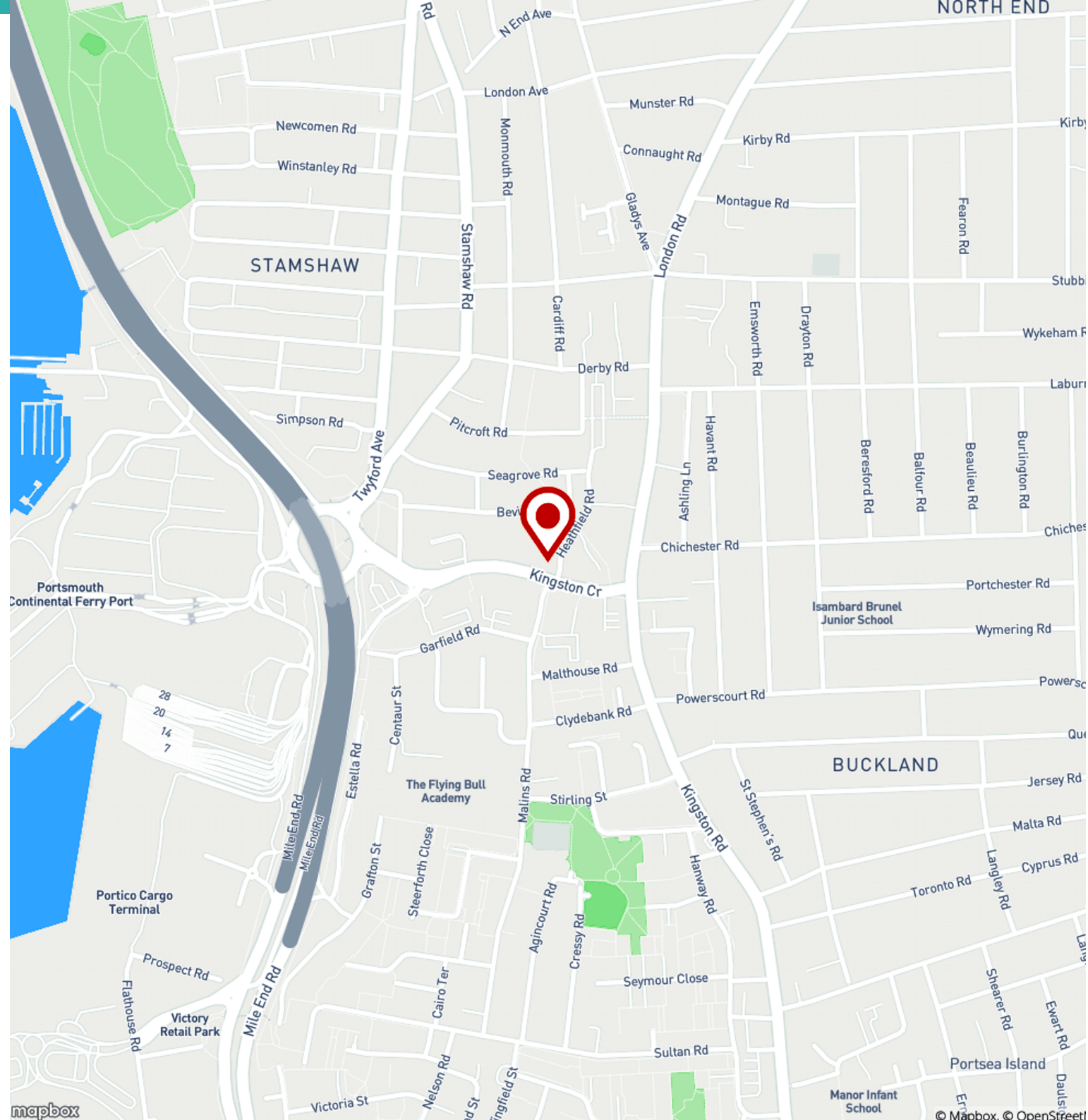
# Location



**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.





Buckland  
Community  
Centre

HEATHFIELD  
ROAD

# 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 with integrated fluorescent lighting and LEDs
- 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.





## Enquiries & Viewings



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