



First Floor 53-55 Burrfields Road, Portsmouth, PO3 5NA
First Floor Commercial Space

Summary

Tenure	To Let
Available Size	2,458 to 5,004 sq ft / 228.36 to 464.89 sq m
Rent	£25,000 - £50,000 per annum
Business Rates	To be Reassessed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- Available as a Whole or Split into 2 suites
- Available as a shell ready for tenant's fit out
- Excellent Location close to Motorway Networks
- Alternative Uses Considered (STP)
- Refurbished

Regulated by



hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

First Floor 53-55 Burrfields Road, Portsmouth, PO3 5NA

Description

The premises comprise of the whole of the first floor of the building which can either be taken as a whole or split into two suites which would comprise; Left hand side (2,533 sq.ft) and Right hand side (2,458 sq.ft).

Location

The property is situated on the north side of Burrfield Road, connecting Portsmouth City Centre to Ocean Retail Park, the main industrial & retail park in the City. The park includes occupiers such as Homebase, Currys, PC World, McDonalds & Costa.

The property is approximately 4 miles north-east of Gunwharf Quays Shopping Centre & 3 miles north-east of Portsmouth & Southsea railway station which has direct services to London Waterloo. The M275 dual carriageway is about 1.5 miles to the west and links in to the M27, the main east-west route along the south coast, which is approximately 2 miles to the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - LHS	2,533	235.32	Available
1st - RHS	2,458	228.36	Available
1st - Whole	5,004	464.89	Available
Total	9,995	928.57	

Terms

Available by way of a new full repairing insuring lease for a term to be agreed either as a whole or split into 2 suites;

Whole - £50,000 per annum

LHS - £25,000 per annum

RHS - £25,000 per annum

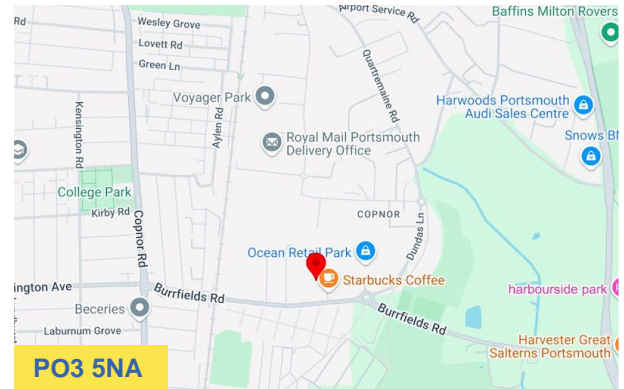
Business Rates

You are advised to make your own enquiries to the Local Authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - Unless otherwise stated all rents and costs are exclusive of VAT



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07990051230

tom@hi-m.co.uk

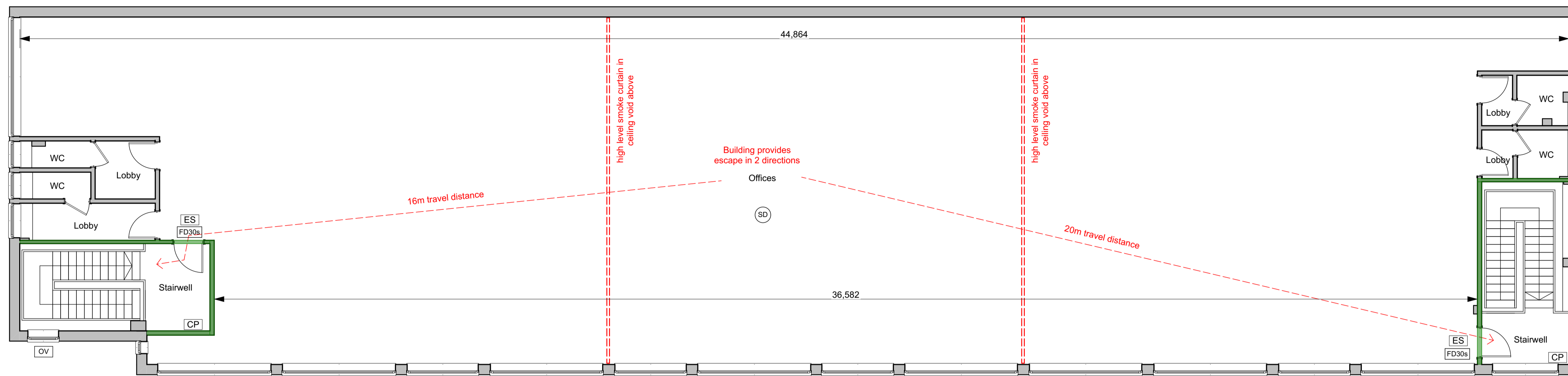
More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 28/07/2025







Proposed First Floor Plan
1:75

Location Plan

NOTES

In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

CDM Risk Schedule

- Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. Refer to risk schedule on Individual drawing.
- Injury caused by incorrect handling of large / heavy items.
- Potential to fall from height.
- Potential to fall from height through voids within floors.
- Harm caused by handling lead.
- Harm caused by Electrocutation.

The contractor is to ensure that the proposed works will be executed in accordance with any relevant conditions appended to the Local Planning Authority's Decision Notice, the current Building Regulations or warranty providers standards if required, the requirements of the Fire Officer, the Institute of Electrical Engineers handbook (current edition) and the requirements of the local Water Authority where required.

Materials and workmanship should, where applicable, comply with the current British Standards institute specifications and Codes of Practice. Where such guidance does not exist, materials and workmanship should conform to established good practice.

The location of existing services should be established prior to the commencement of any works - if discovered to be at variance with that shown on the drawings or services maps, the design consultants must be notified immediately.

The contractor is to check all dimensions, both internal and external, prior to the commencement of any works, including the ordering of materials - Any errors must be reported to the design team.

Where proprietary materials, fixtures or fittings are used, they must be placed / fitted strictly in accordance with the manufacturers written instructions and published details pertaining to the circumstance in which they are to be used.

The specification must be read in conjunction with all other drawings, schedules and documents which form part of this design package and Building Regulations submission.

Ensure All joints are taped / sealed in walls, floors and ceilings.

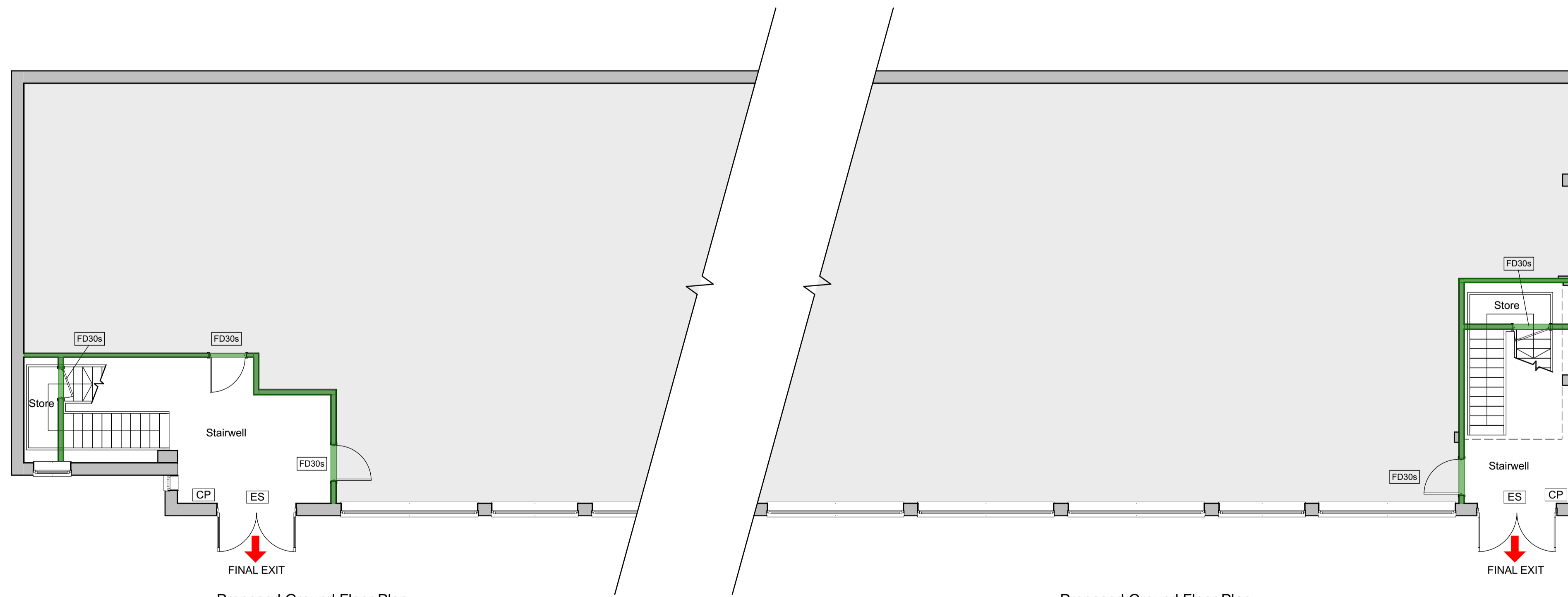
Any variations to be carried out on site should be brought to the attention of the design team for verification of compliance with statutory requirements and regulations prior to work commencing on site.

The drawing should be read in conjunction with Structural Engineers drawings and calculations.

All Structural Elements including steel beams, pad stones, all timber joists, lintels and ground floor structure to be carried out in accordance with Structural Engineers details. Any Structural sizes shown on this drawing are indicative only and must be read in conjunction with the Structural Engineers report.

DRAWING REFERENCE

Drawing	Drawing
200	Existing Floor Plans
201	Proposed Plans



Proposed Ground Floor Plan
1:75

Proposed Ground Floor Plan
1:75

Key

- Smoke detector
Smoke detectors
Mains operated interlinked smoke detector to in accordance with the fire engineers specification
- Heat detectors
Heat alarms should be mains operated
- New FD30s / FD60s certified fire door sets including smoke seals intumescent strips and self closing devices
- Call points in accordance with BS 5839-1:2017
- Illuminated exit signage location
- Fire alarm Panel
- Final exit from Building
- Opening vents with min 1m² clear openings area from stairwells
- Means of escape window - window to have min clear opening area of 0.33m², with min 450mm clear opening width on emergency egress hinges. Bottom of opening to be max 1.1m above FFL
- 60 minute rated compartment walls
- 30 minute rated compartment walls
- Note: All walls to be built full height from FFL to soffit above and fire stopped as required
- Zones to have a sprinkler system installed in accordance with BS EN 12845
- Fire exit signage to be in accordance with Building Regulations part B vol 2 B1 para 5.28.

BUILDING REGULATIONS

Revision	Description	Date	Drawn
P1	Preliminary Issue	16.05.25	PR

Designer :



Project :

**53-55 Burrfields Road,
Portsmouth**
Proposed Office Refurbishment

Drawing :

Proposed Plans

1:75 scale



Date :

May 2025

Scale :

1:75 @ A1

Drawing No. :

25 / 411 / 201

Status :

PRELIMINARY

Revision :

P1