



First Floor Norman House  
Kettering Terrace, Portsmouth, Hampshire, PO2 7AE

**TO LET**

First Floor Office Suite with Parking  
Suite A - 947 sq ft  
Suite B - 1,927 sq ft  
Suite C - 1,288 sq ft  
Total NIA - 4,167 sq ft

#### Key Features:

- Easy access to motorway network and city centre
- Open plan office space
- 7 car parking spaces within a secure car park
- Lift access
- Fob entry and secure car parking
- Available as a whole or in part, subject to terms
- New EFRI lease
- £10 per sq ft
- Last floor remaining
- Close to London Road which provides shopping and restaurants





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## Location

Norman House is strategically located with quick access to the M275, which leads directly to the M27/A27 and further connecting networks to the A3 and M3. The property sits near the port and Shell Garage with access via public transport and well-connected cycle lanes.

The City Centre is a short distance away for central shopping locations. The property is also walking distance from London Road which is a secondary retail location with supermarkets and local amenities.

## Description

Norman House comprises a modern four-storey office building, with the subject accommodation situated on the first floor. Access to the premises is provided via a secure fob entry system at ground floor level, with both lift and stair access available to the upper floors. Male and female WC facilities are located on the first floor for the exclusive use of occupiers on that level. The layout provides a natural demarcation that lends itself to subdivision, offering the potential to create two self-contained office suites.

## Accommodation

The accommodation has the following approximate floor areas:

Area	Sq Ft	Sq M
First Floor - Suite A	947	87.98
First Floor - Suite B	1,927	179.02
First Floor - Suite C	1,288	119.66
Total	4,163	386.74

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

23 October 2025

## Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let as a whole or in part by way of a new (effectively) full repairing and insuring lease for terms to be agreed at £10 per sq ft exclusive.

There is a service charge.

## Business Rates

Rateable Value (2023): £31,250 (whole).

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

## VAT

We understand the property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## EPC

We understand the property has an EPC rating of C.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

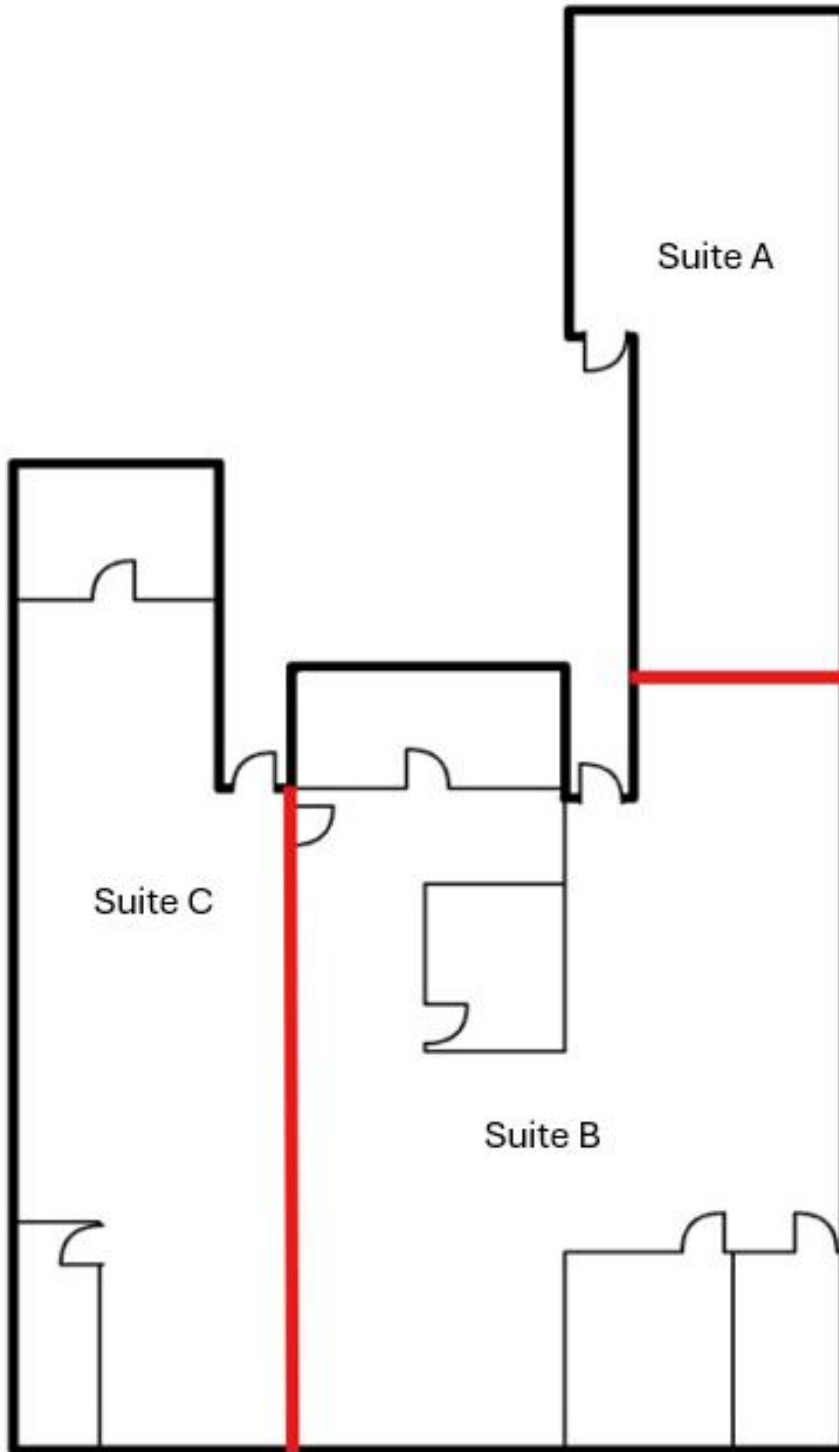
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Floor Plan



For identification purposes only.