Atlantic House, 114 Kingston Crescent, Portsmouth, PO2 8AL • Tel: 023 9262 9000 • Fax: 023 9262 9001 • E-mail: property@garnerwood.co.uk • Website: www.garnerwood.co.uk

B1 Office Property to Let

218 Copnor Road Portsmouth PO3 5DA

LOCATION

The property occupies a prominent position on Copnor Road. The property enjoys a good main road location, between the junctions of Burrfields Road and Tokio Road, in an area of high density housing. Access to the motorway network is excellent.

Other local retailers include The Co-operative, Aquadition, Amberley Security, Tesco Express, Ladbrokes and other national and local occupants, and is ideal for office and service based businesses.

GW00322.October 2017 PPP Copnor Road 218

ACCOMMODATION

The property provides reception/office area with further office space to the rear, with garage storage and rear access. The dimensions and areas are approximately as follows:

	M	Ft
Internal Width	3.05 m	10' 0"
Shop depth	6.5 m	21' 5"
Sales/Reception	**19.9 sq m**	**214 sq ft**
Office	8.45 sq m	91 sq ft
Kitchenette	4.7 sq m	51 sq ft
Rear Office	10 sq m	108 sq ft
Lean –to	6.0 sq m	64.8 sq ft
Garage (not inspected)	18.22sq m	196 sq ft

The property benefits from rear vehicular access, WC, kitchenette and front forecourt

LEASE TERMS

The unit is available by way of a new full repairing and insuring lease at a commencing rental of £6,750 pax for a term to be agreed subject to periodic rent reviews.

The Code of Practice for Commercial Leases recommends that parties intending to enter into leases should seek early advice from property professionals or Lawyers. Also, alternative terms may be requested subject to negotiations.

LEGAL COSTS

The tenant may be required to contribute to the costs incurred in this transaction.

VIEWING

All arrangements to view must be made by prior appointment with Sole Agents **GARNER WOOD** on **023 9262 9000.**

GARNER WOOD

Tel: 023 9262 9000

Particulars

- **Prominent Position**
- **Shop with B1 Office Consent**
- **Rear Store and access**
- **£6,750 pax**
- **EPC Rating: C (57)**
- **Rateable value: £4,450 (04/2017) Source : VOA**
- **All terms quoted are exclusive of VAT (except where specifically stated)**
- **Services Plant Equipment and fixtures not tested**

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Garner Wood or any person in their employment, cannot make or give any representations or warranty whatsoever in relation to this property.

Garner Wood have a highly qualified professional team with great depth of experience in the property market.

We offer a comprehensive professional service and our main activities include:

- **Agency**
  - Retail Property
  - Business Space
  - Industrial Units
  - Hotels & Guest Houses
  - Investment Property
  - Business Broking
- **Professional**
  - Valuation Reports
  - Rent Reviews
  - Lease Renewals
  - Rating Advice
  - Compensation
  - Development & Planning
- **Management**
  - Commercial & Residential
  - Residential Lettings