



EXCITING NEW OFFICE/BUSINESS UNIT DEVELOPMENT

From 265 to 2442 sq m (2872 to 26282 sq ft)

FOR SALE/TO LET

Units 1.1 to 2.4
Central Point
Kirpal Road
Portsmouth PO3 6FH



- *Available September 2004*
- *Access immediately off Eastern Road*
- *Private car parking*

LOCATION

Central Point is located immediately off A2030 Eastern Road (the main arterial route in and out of Portsmouth City Centre), located on the former Amey depot site, next to Portsmouth Ambulance Station.

DESCRIPTION

The development is on 2 acres fronting Eastern Road with a large new housing estate to the rear.

The scheme will be constructed in three phases, the first of which will complete in September 2004 providing a terrace of industrial units.

Phase 2 and 3 will provide two storey high tech self contained buildings with first floor offices and ground floor production/storage space – subject to detailed planning consent.

ACCOMMODATION

Building	Description	Sq M	Sq Ft	Car Parking	Price
1.1	End terrace two storey office/hi tech	265.23	2855	7	£285,000
1.2	Mid terrace two storey office/hi tech	533.26	5740	14	£560,000
1.3	End terrace two storey office/hi tech	423.36	4557	11	£445,000
2.1	End terrace two storey office/hi tech	266.82	2872	6	£280,000
2.2	Mid terrace two storey office/hi tech	318.84	3432	UNDER OFFER	
2.3	Mid terrace two storey office/hi tech	316.24	3404	7	£335,000
2.4	End Terrace two storey office/hi tech	318.84	3432	UNDER OFFER	
TOTAL		2442.59	26292		

TERMS

For sale

999 year ground leases will be for sale.

or alternatively

To Let

New full repairing and insuring leases will be available – terms on request.

LEGAL COSTS

Both parties to bear their own legal costs in the transaction.

VIEWING

Further information from the joint agents:

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