



**HOLLOWAY
ILIFFE &
MITCHELL**

D1 (Non Residential Institutions), D2 (Assembly and Leisure), Industrial, Leisure, Office, Other, Warehouse
TO LET



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

Regulated by



RICS

hi-m.co.uk

PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

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

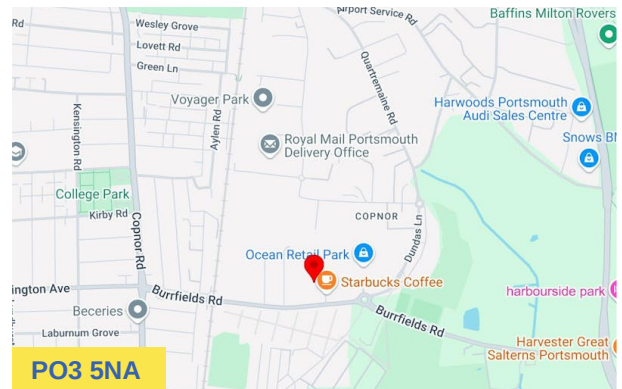
Business Rates

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

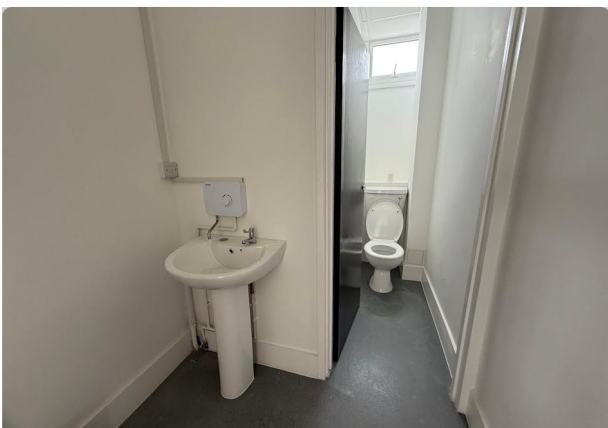
tom@hi-m.co.uk

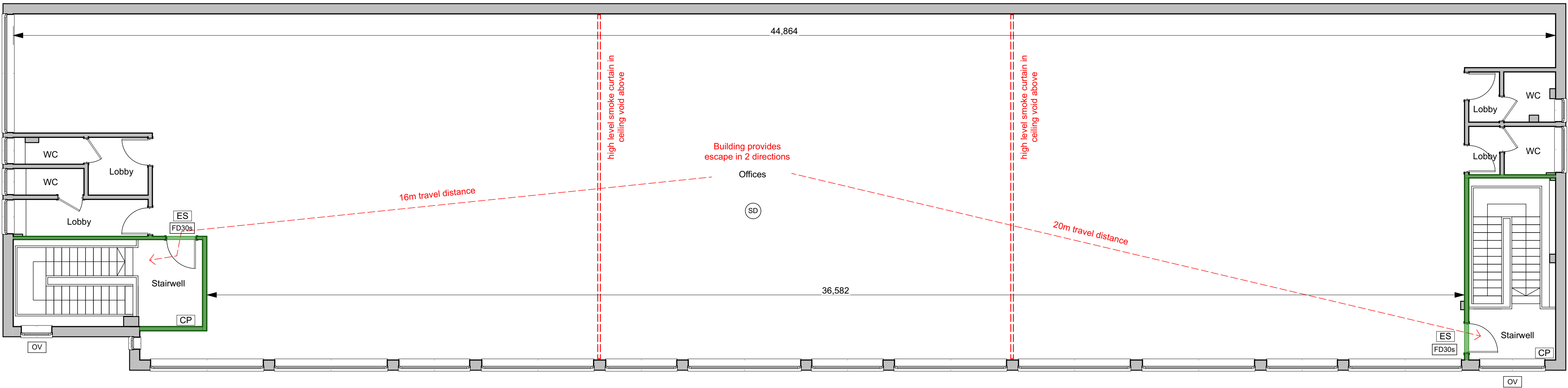
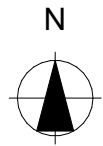
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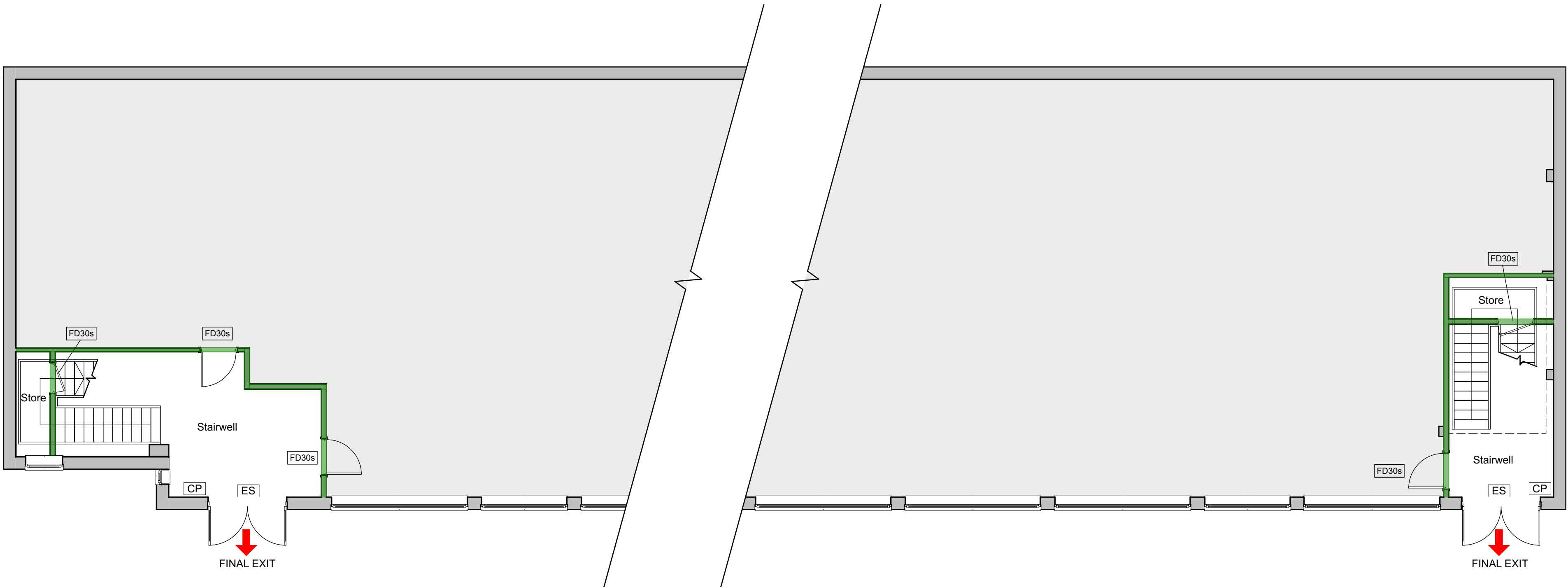
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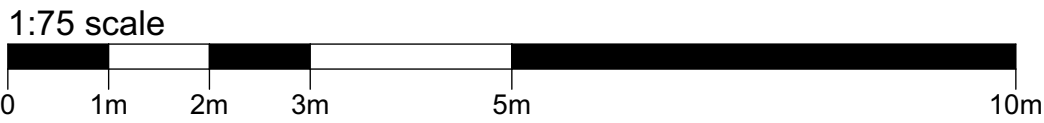
Proposed First Floor Plan
1:75



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 1m ² clear openings area from stairwells Means of escape window - window to have min clear opening area of 0.33m ² , 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.



Location Plan

NOTES

In addition to the hazard/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

BUILDING REGULATIONS

P1	Preliminary Issue	16.05.25	PR
Revision	Description	Date	Drawn

Designer :



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

Drawing :

Proposed Plans

Date : May 2025	Scale : 1:75 @ A1	Revision:
Drawing No. : 25 / 411 / 201	Status : PRELIMINARY	P1