



PHASE2 PORTSMOUTH



Southampton Road
Portsmouth
Hampshire

Prime development land comprising 2.01 hectares (4.98 acres)
with outline planning consent for 11,708 sq m (126,000 sq ft) of B1 offices

Freehold land for sale

Location

The site is situated in a prominent location on the north side of the A27 Southampton Road at North Harbour, Portsmouth. Access to the M27 can be gained at Junction 12, which is within 0.25 miles. This in turn, provides access to the M275 towards Portsmouth City Centre and Gunwharf Quays. The site is situated close to the Marriott Hotel, IBM UK Headquarters, Tesco foodstore and the North Harbour Business Park. Southampton Road provides access to the Port Solent mixed use development, less than one mile to the south west.

Description

The subject site is predominantly level, of irregular shape, and comprises approximately 2.01 hectares (4.98 acres). The site benefits from clear frontage to the A27 Southampton Road in excess of 250 m.



Development Guidance

The site has a very prominent location at an important gateway to the City of Portsmouth. Any development of the site will be highly visible and represents an important landmark development opportunity.

The successful development will recognise this with an innovative, high quality building design and landscape scheme.

South East England Development Agency (SEEDA) supported developments are expected to demonstrate good practice in terms of sustainability, including design quality. We suggest the following websites for guidance on this subject:

www.seeda.co.uk

www.sustainability-checklist.co.uk

www.bre.co.uk

www.cabe.org.uk

www.architecturecentre.org/dp.html

www.portsmouth.gov.uk

www.dqi.org.uk



Planning

The site benefits from outline planning permission for 11,708 sq m (126,000 sq ft) of offices (class B1) dated 6th September 2002, Reference No: A*16074/BA.

For further information please contact:

Planning Dept.

Portsmouth City Council

Civic Offices, Guildhall Square

Portsmouth PO1 2AU

T: 023 9282 2251

E: planning@portsmouthcc.gov.uk

W: www.portsmouth.gov.uk



Method of Sale

The site is owned freehold by SEEDA, Portsmouth City Council and the Highways Agency who are committed to securing the optimum development solution for the site.

The site is to be sold as a whole, although the owners will consider proposals for joint ventures. Expressions of interest are encouraged from owner occupiers, developers or other interested parties. Thereafter, development proposals and financial proposals will be invited in Autumn 2004.

Expressions of Interest

Interested parties are invited to write to the sole agents by close of business on Friday, 24th September 2004.

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