



The Camber





Executive summary.

- Situated in the heart of **Portsmouth** near the Harbour entrance

- Excellent transport links, just a **10-minute walk to Portsmouth Hard** for access to London

- The building is **well-maintained** and has been **adapted for multiple tenants**, though no recent renovations have been made

- The **long leasehold** has 40 years remaining with Portsmouth City Council

- Eco-friendly building features **solar panels** and **water harvesting systems**

- On-site facilities team, managed reception, **24/7 security**

- The total current rent is circa **£1.1m per annum**

- Offers in the region of **£8m**

Floor	Usage	Tenant	Sq Ft	Rent	Term (Y)	Commence	Break	Expiry
Third Floor	Office	Subsea Craft Limited	5,707	£125,554.00	10	03/10/2024	31/07/2029	31/07/2034
Second Floor	Office	BA Technologies Limited	7,681	£153,620.00	5	30/12/2021	N/A	29/12/2026
First Floor	Office	Subsea Craft Limited	15,079	£821,158.00	10	01/08/2024	31/07/2029	31/07/2034
Mezzanine Floor	Office	Subsea Craft Limited	6,981					
Ground Floor	Boat Yard	Subsea Craft Limited	25,495					
Total			60,943	£1,100,332				





The Camber is a key part of Portsmouth's story. An iconic landmark, **where business meets innovation and community.**





Key information.



Space: 69,804 sq ft



Floors: 4 floors



Desk Capacity: 600 desks



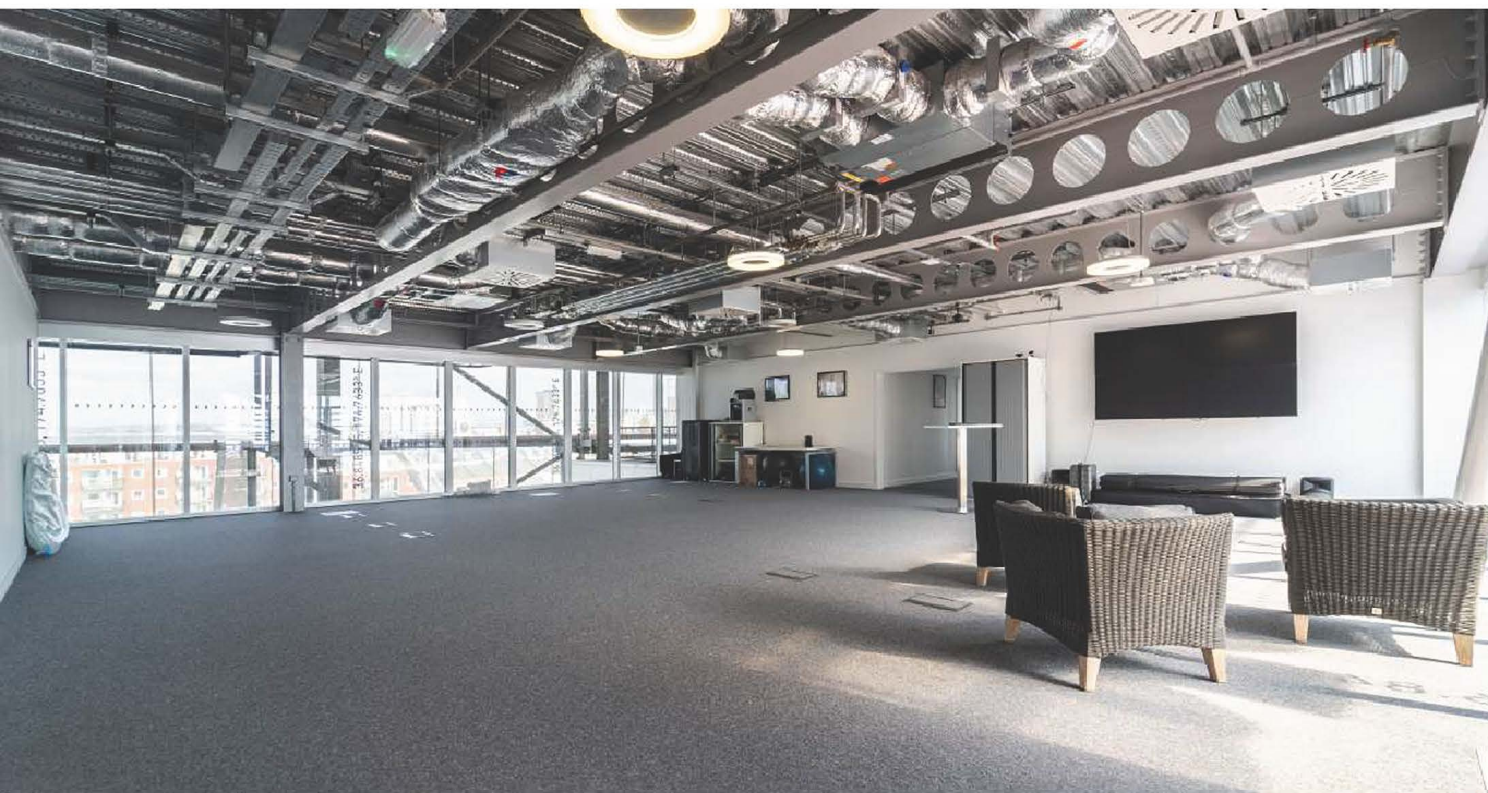
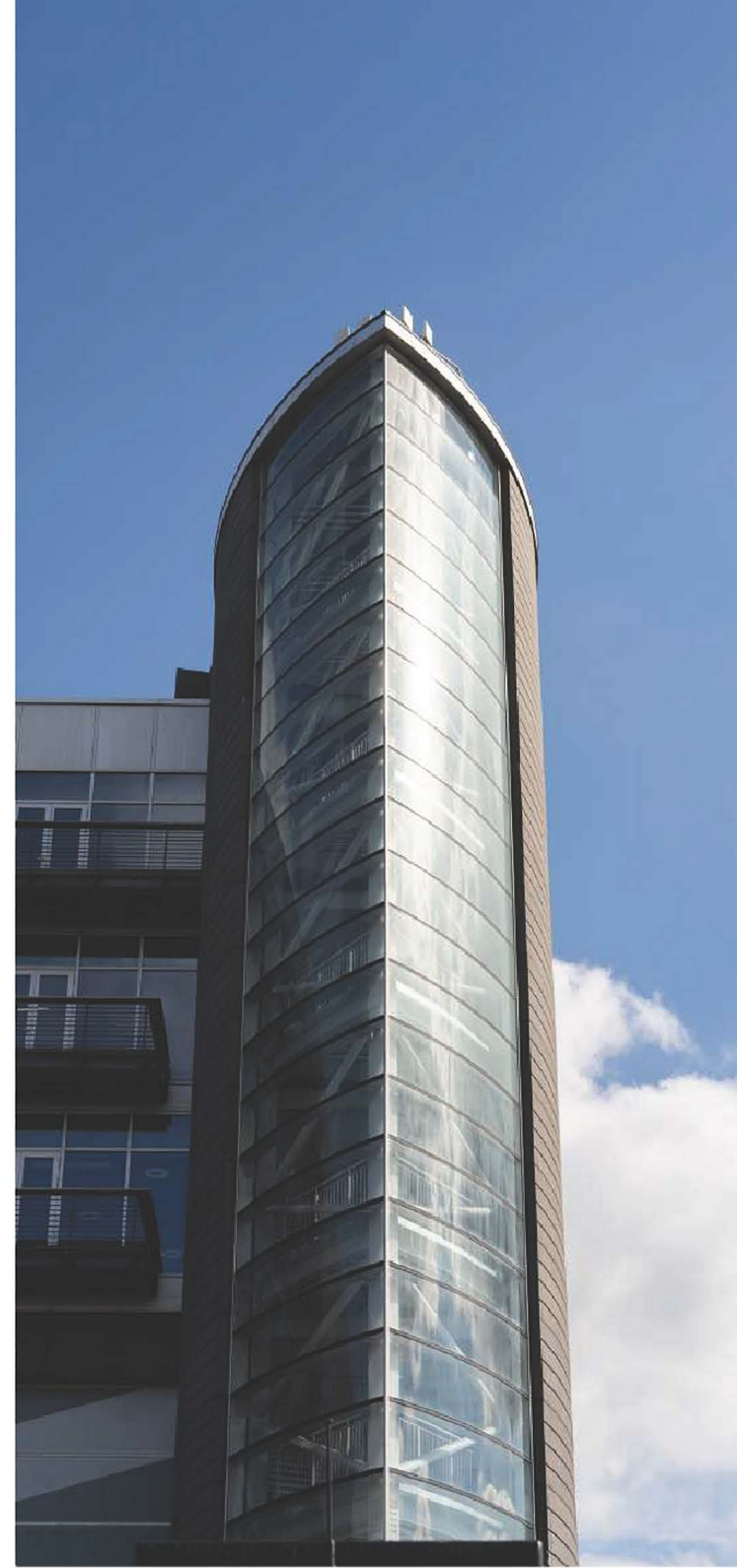
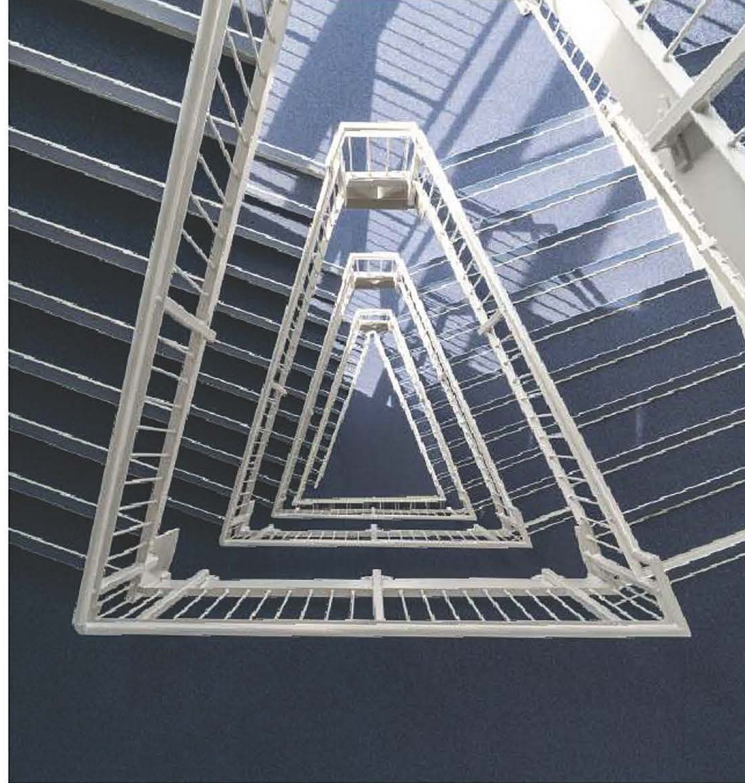
Address: The Camber, 54 East Street, Old Portsmouth, PO1 2JJ



EPC: B Rating



Sustainability Features: Solar panels and water harvesting systems





Amenities.

Facilities: bike storage, car parking (80 spaces), ground to sea launch capability, pontoon, solar panels, air conditioning, and a boatyard and boatshed for R&D and manufacturing activities.

Services: Full-time reception, building manager and 24/7 security.

Food & Beverage: Nearby amenities include cafes, pubs, niche restaurants, a local fish market, and artisan shops in the Hot Walls (an old fortress repurposed for arts and crafts).







Portsmouth key info.



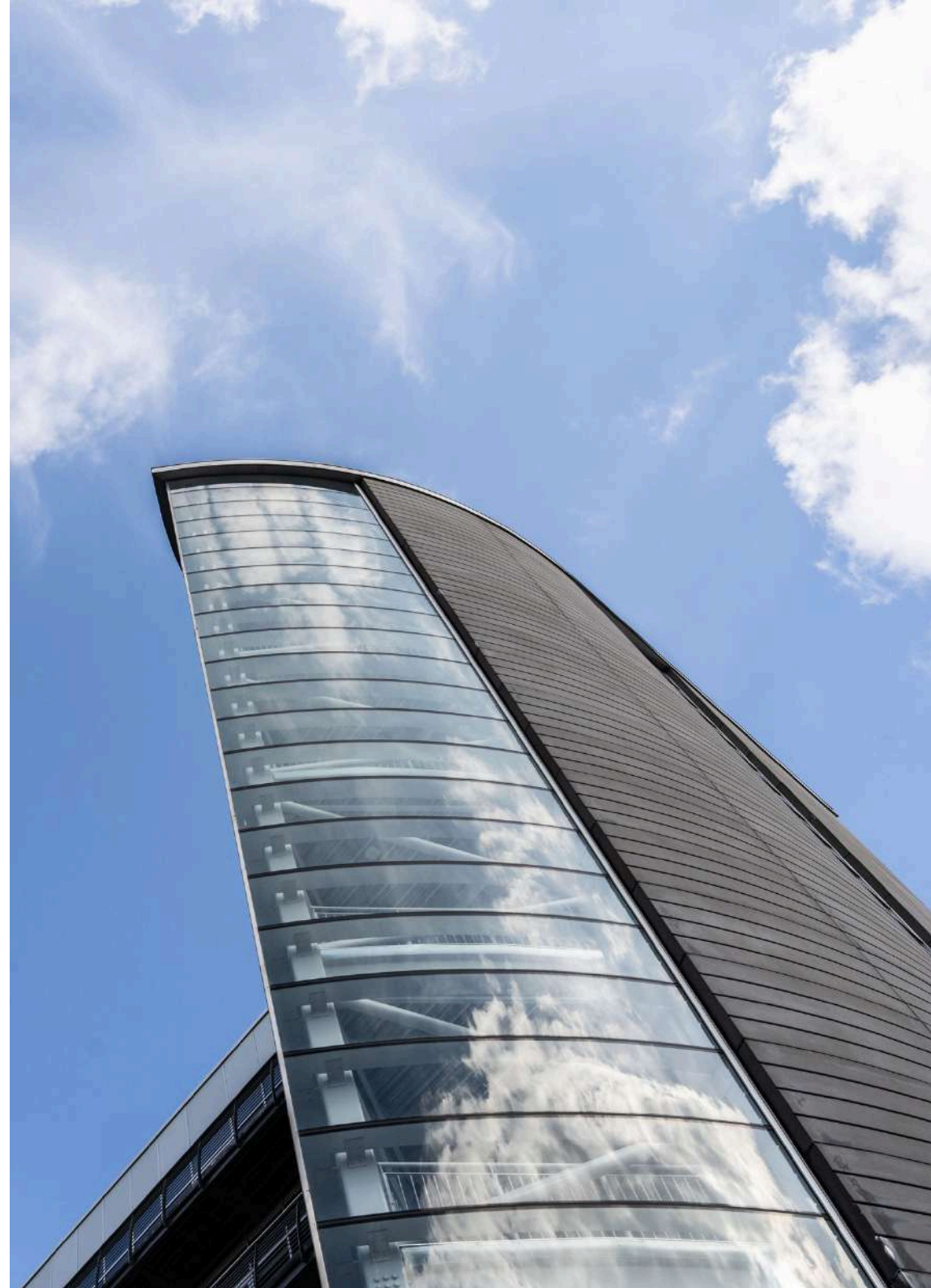
Population:

Approximately 215,000 (2021 estimate), making it one of the most densely populated cities in the UK.



Age Distribution:

Portsmouth has a relatively young population, with a large proportion of working-age residents (about 65%). The city is home to a significant student population due to the University of Portsmouth.

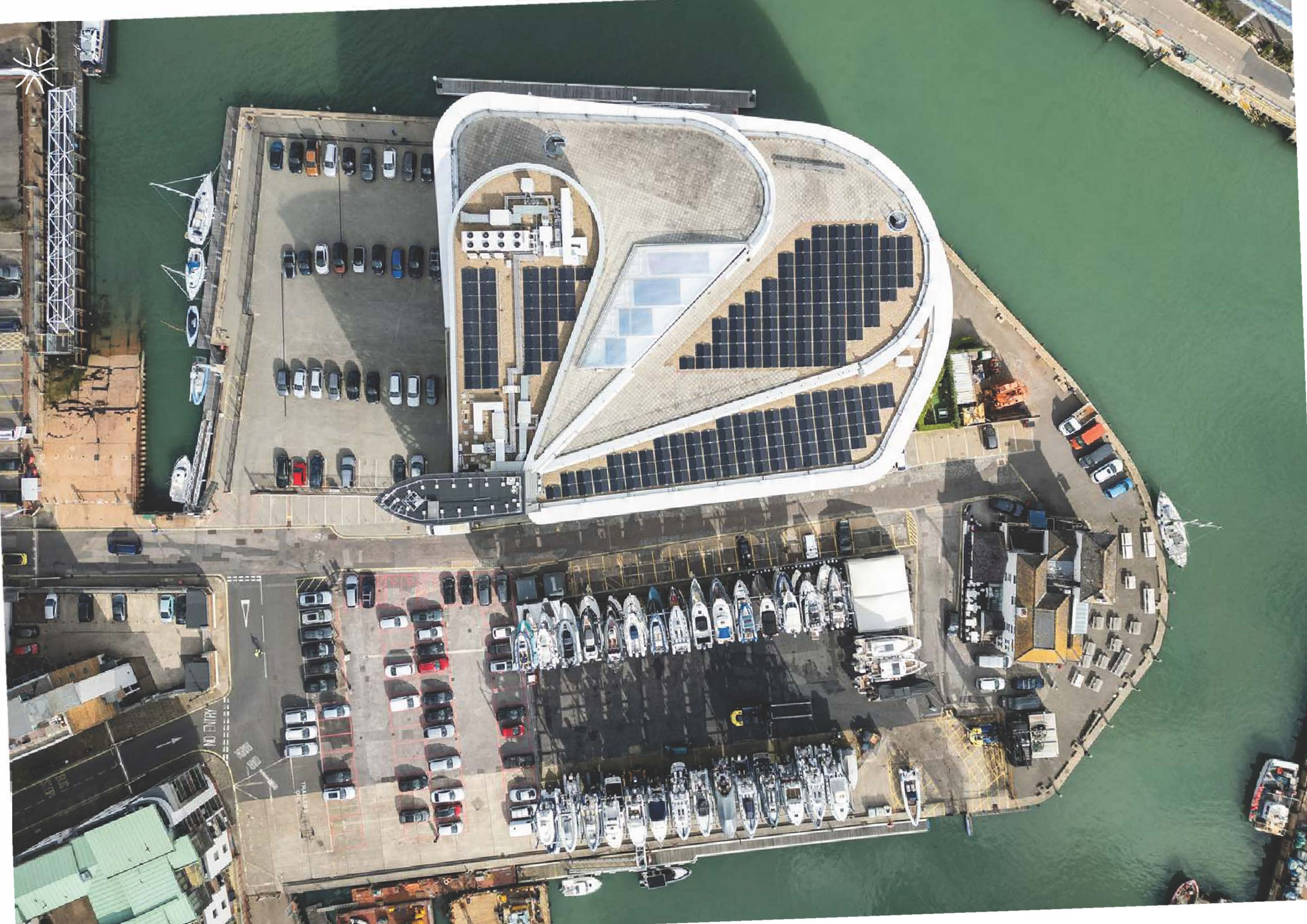


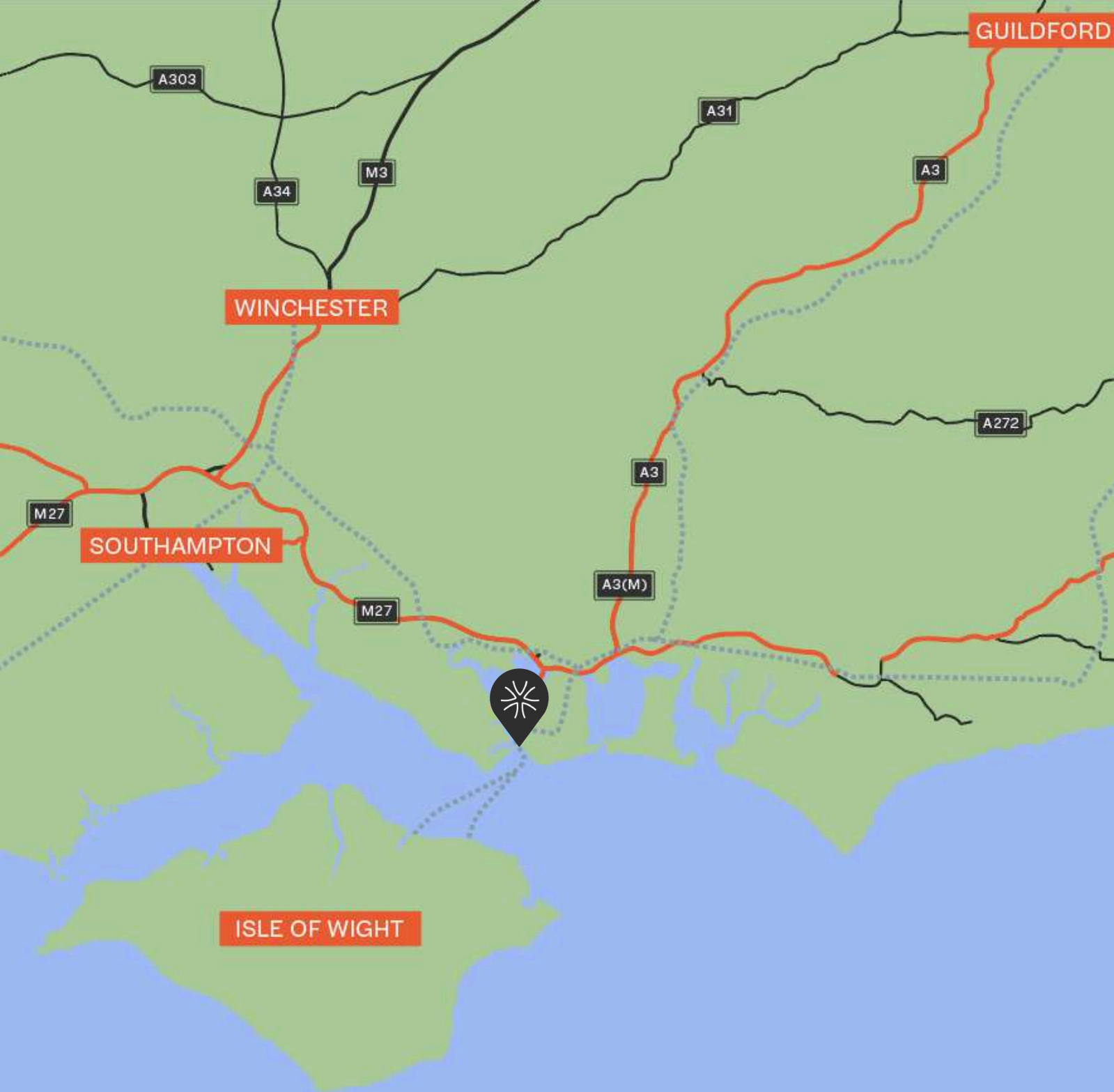


City Overview.

Location: Portsmouth is a port city on the south coast of England, within the county of Hampshire. It's known for being the UK's only island city, located on Portsea Island. It has excellent transport links, including ferry services to the Isle of Wight and continental Europe, as well as strong connections to London (just 90 minutes away by train).

History: Portsmouth has a rich maritime history, being home to the Royal Navy for centuries. Historic sites like HMS Victory, the Mary Rose, and the Portsmouth Historic Dockyard reflect its naval heritage.





Transport.

Transport options include buses, a train station (10-minute walk to Portsmouth Hard which goes direct to London), ferries and hovercraft to the Isle of Wight, and a Millennium Walk along the waterfront from Portsmouth Hard Train station to The Camber.

There's also parking on site.

London Transport:

2 hr 30 min – Train to London
1 hr 50 min – Driving to London

Southampton Transport:

1 hr 20 min – Train to Southampton
34 mins – Driving to Southampton

Winchester Transport:

1 hr 30 min – Train to Winchester
40 mins – Driving to Winchester

Guildford Transport:

1 hr 30 min – Train to Guildford
54 mins – Driving to Guildford





People & Culture.

Portsmouth is a lively and dynamic city with a blend of traditional maritime heritage and modern urban development.

Community: Portsmouth has a strong sense of local identity, with a mix of working-class roots and new urban developments. Its long naval history influences the local culture, and the Royal Navy is still an important presence.

Lifestyle: The coastal location gives Portsmouth a vibrant maritime culture. Residents enjoy seaside walks, watersports, and access to beaches. The city has a lively nightlife scene, particularly in areas around Gunwharf Quays, and many cultural attractions, including theatres, museums and galleries.

University Influence: The University of Portsmouth plays a key role in the city's energy, contributing to both the economy and cultural life. The student population supports local businesses, bars and entertainment venues.

Recreation & Sport: Portsmouth Football Club (Pompey) is an important part of local identity, and the city also has strong connections to sailing and other watersports due to its coastal location.





Architectural Features.

Current State: The building is in good condition with no recent renovations. Originally designed for a single tenant, it has been adapted for multiple occupancy.

Tenants & Local Impact: The building houses 300 specialist employees from two industries: military R&D (Subsea Craft) and engineering (Bar Tech). The presence of these high-skilled, high-salary jobs contributes significantly to the local community.









Key local attractions.

1

Portsmouth Historic Dockyard

- **Highlights:** This is the city's premier attraction, home to iconic ships like HMS Victory, HMS Warrior (Britain's first iron-hulled warship), and the Mary Rose, Henry VIII's flagship that was raised from the seabed and carefully preserved.
- **Why Visit:** It offers a fascinating insight into Britain's naval history with interactive exhibits, guided tours and the opportunity to explore historic ships.

2

Spinnaker Tower

- **Highlights:** Standing 170 meters tall, this iconic structure offers panoramic views of Portsmouth, the Solent, and as far as the Isle of Wight. There's a glass skywalk and viewing decks.
- **Why Visit:** It's a symbol of Portsmouth's modern redevelopment and provides stunning views, especially at sunset.

3

Gunwharf Quays

- **Highlights:** A waterfront shopping and leisure complex built on a former naval site. It features high-end retail stores, restaurants, bars, and an entertainment hub, including a cinema and bowling alley.
- **Why Visit:** Perfect for shopping, dining and relaxing by the water with views of the marina.

4

Southsea Castle

- **Highlights:** Built by Henry VIII in 1544, this historic fort offers a glimpse into Tudor England and military history. You can explore the castle grounds and enjoy coastal views from its walls.
- **Why Visit:** A significant part of the city's defenses, it's surrounded by beautiful seafront gardens and provides a historical escape by the sea.

5

D-Day Story Museum

- **Highlights:** Dedicated to the Allied invasion of Normandy in World War II, this museum features personal stories, interactive exhibits and the Overlord Embroidery, a 272-foot tapestry illustrating the D-Day landings.
- **Why Visit:** A deeply moving and educational experience, highlighting Portsmouth's key role in the D-Day preparations.

6

South Parade Pier & Southsea Beach

- **Highlights:** Southsea Beach is one of the city's main recreation spots, offering a traditional British seaside experience. The South Parade Pier provides arcades, eateries and seafront entertainment.
- **Why Visit:** Ideal for a family day out or relaxing by the coast, with plenty of spots for beachside walks, ice cream and fresh seafood.

7

The Round Tower and Square Tower

- **Highlights:** Two of Portsmouth's oldest fortifications, built in the 15th and 16th centuries to protect the harbour entrance. The Round Tower offers fantastic views of the Solent and the port.
- **Why Visit:** For a quiet historical exploration with stunning harbour views.

8

The University of Portsmouth and Eldon Building

- **Highlights:** The university is a key part of the city's landscape, and the Eldon Building features public exhibitions and events showcasing art, design and innovation from students and local artists.
- **Why Visit:** A hub for modern art and cultural events.



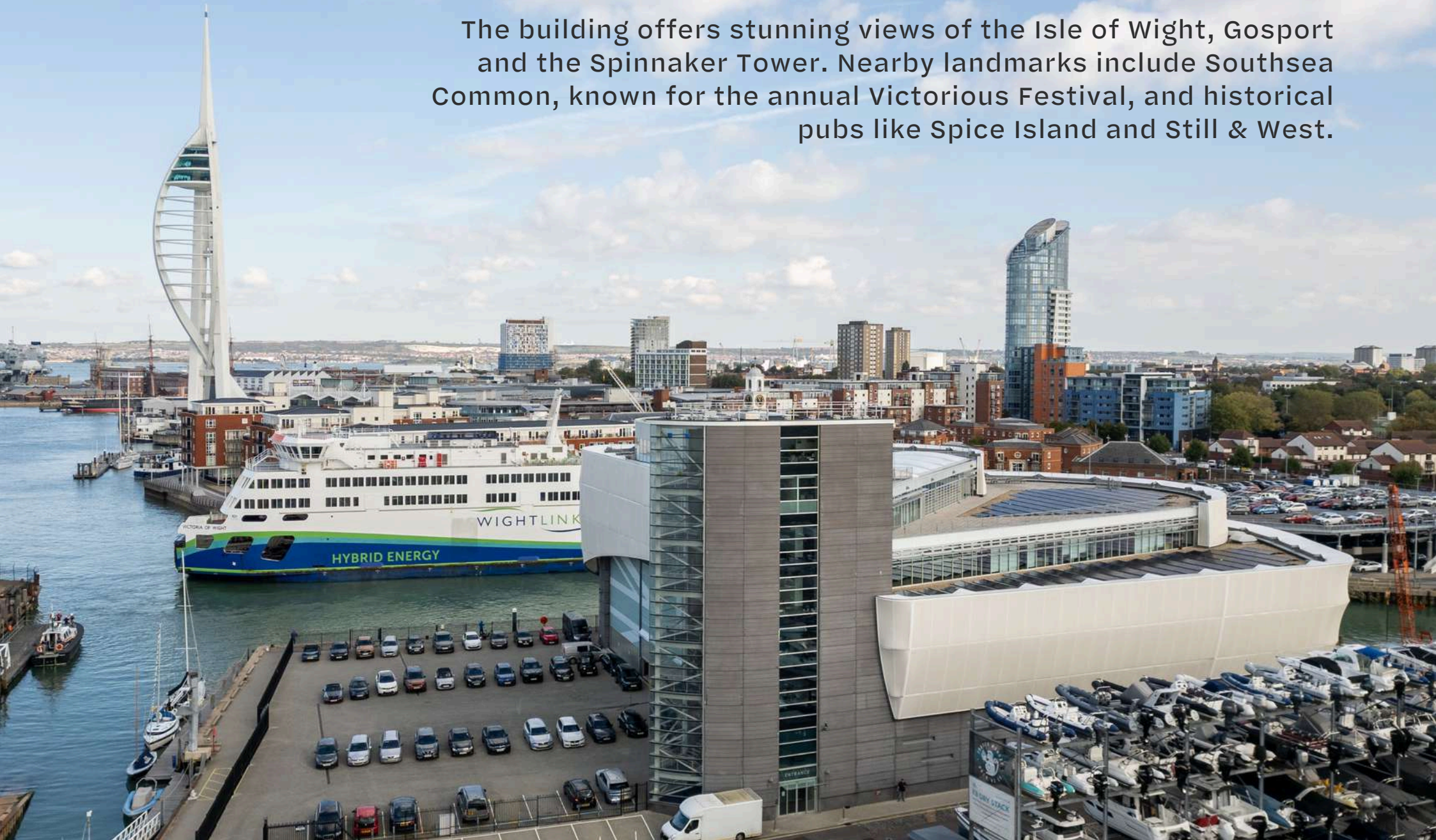
Local History.

Portsmouth is historically significant, with links to naval history and the oldest dock dating back to the 1500s. The local area, once home to a fish market and key naval operations, is now a modern development known as Gunwharf Quays and hosts the 80th anniversary of the D Day landings.



Landmarks & Views.

The building offers stunning views of the Isle of Wight, Gosport and the Spinnaker Tower. Nearby landmarks include Southsea Common, known for the annual Victorious Festival, and historical pubs like Spice Island and Still & West.











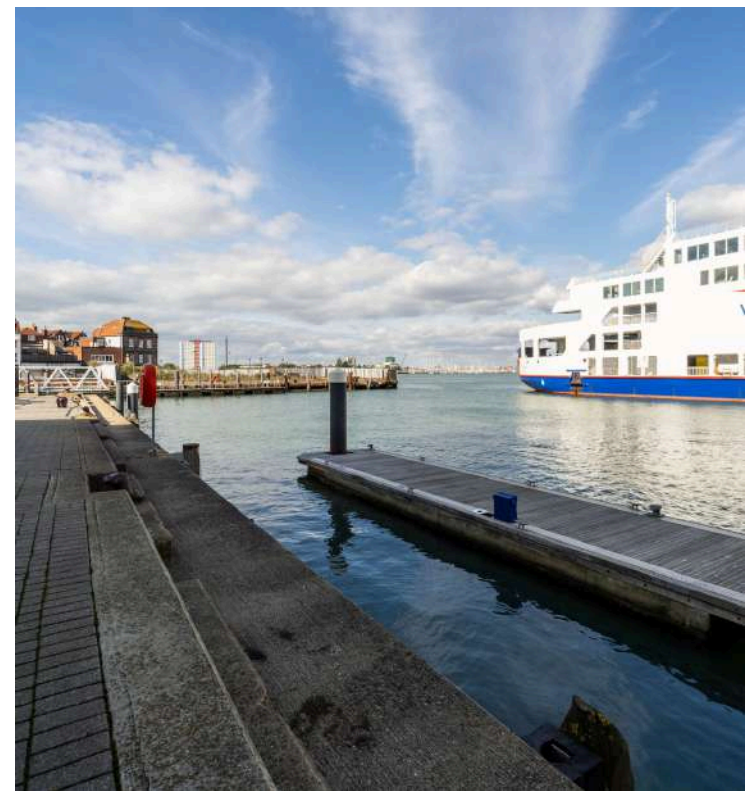
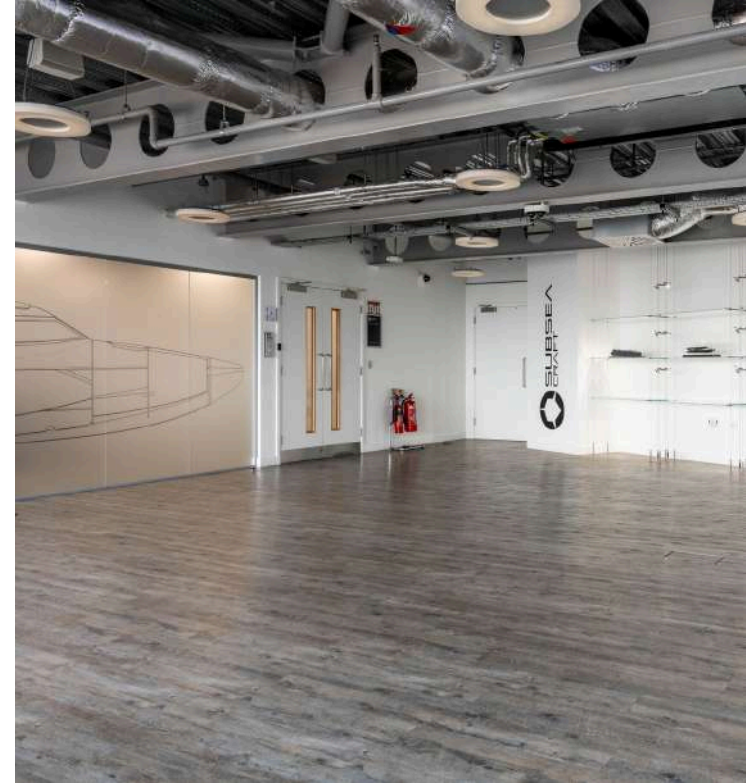
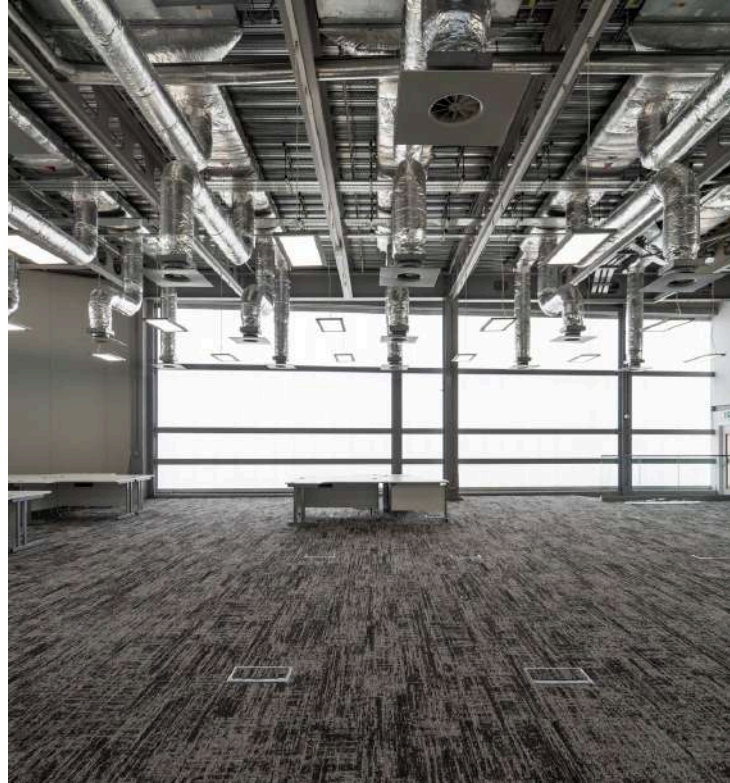
History.

The Camber is located in Portsmouth, just inside the entrance to Portsmouth Harbour on the South Coast.

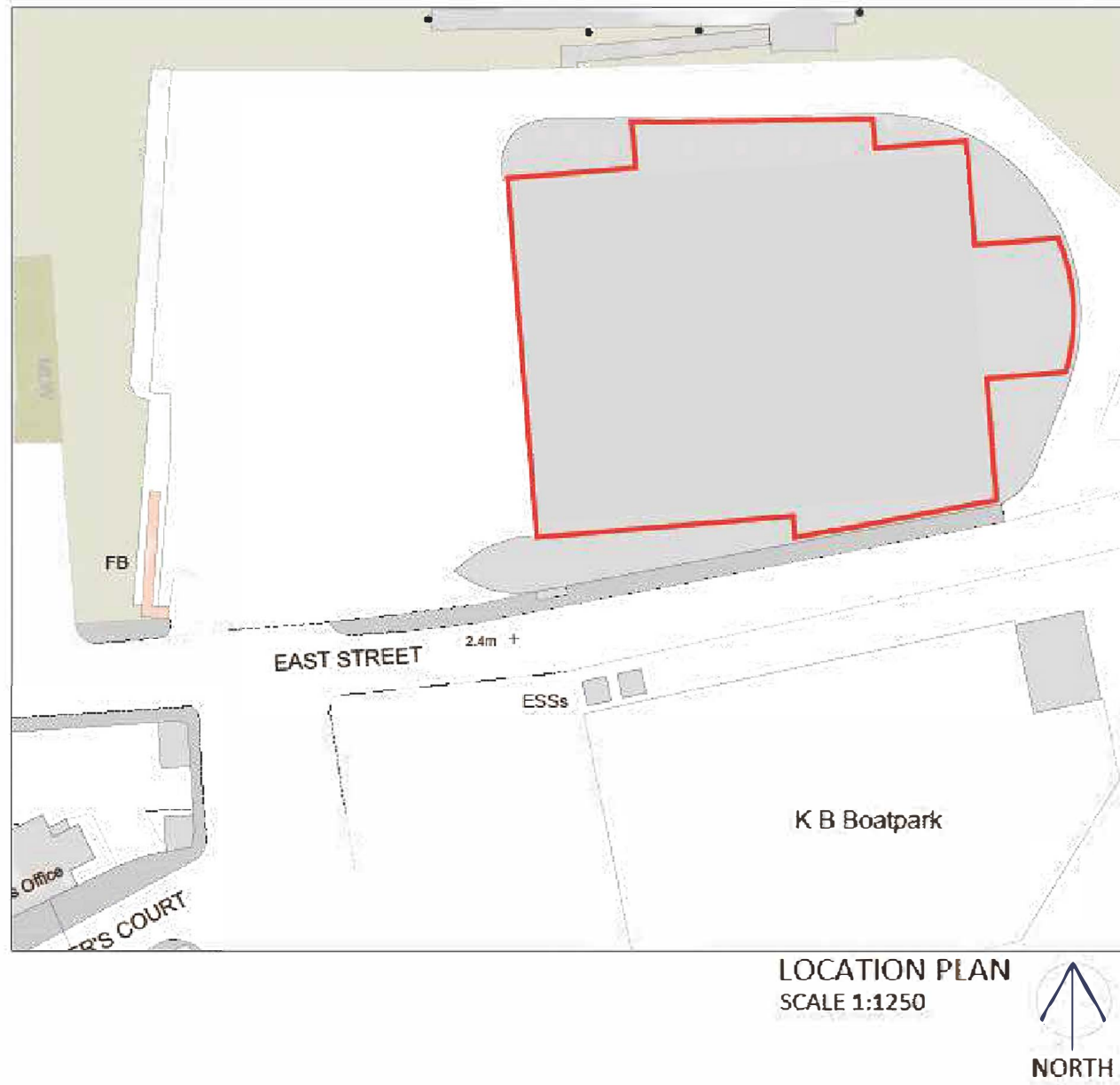
The building sits on the site of the former fish market, across from the ferry terminal that links to the Isle of Wight.

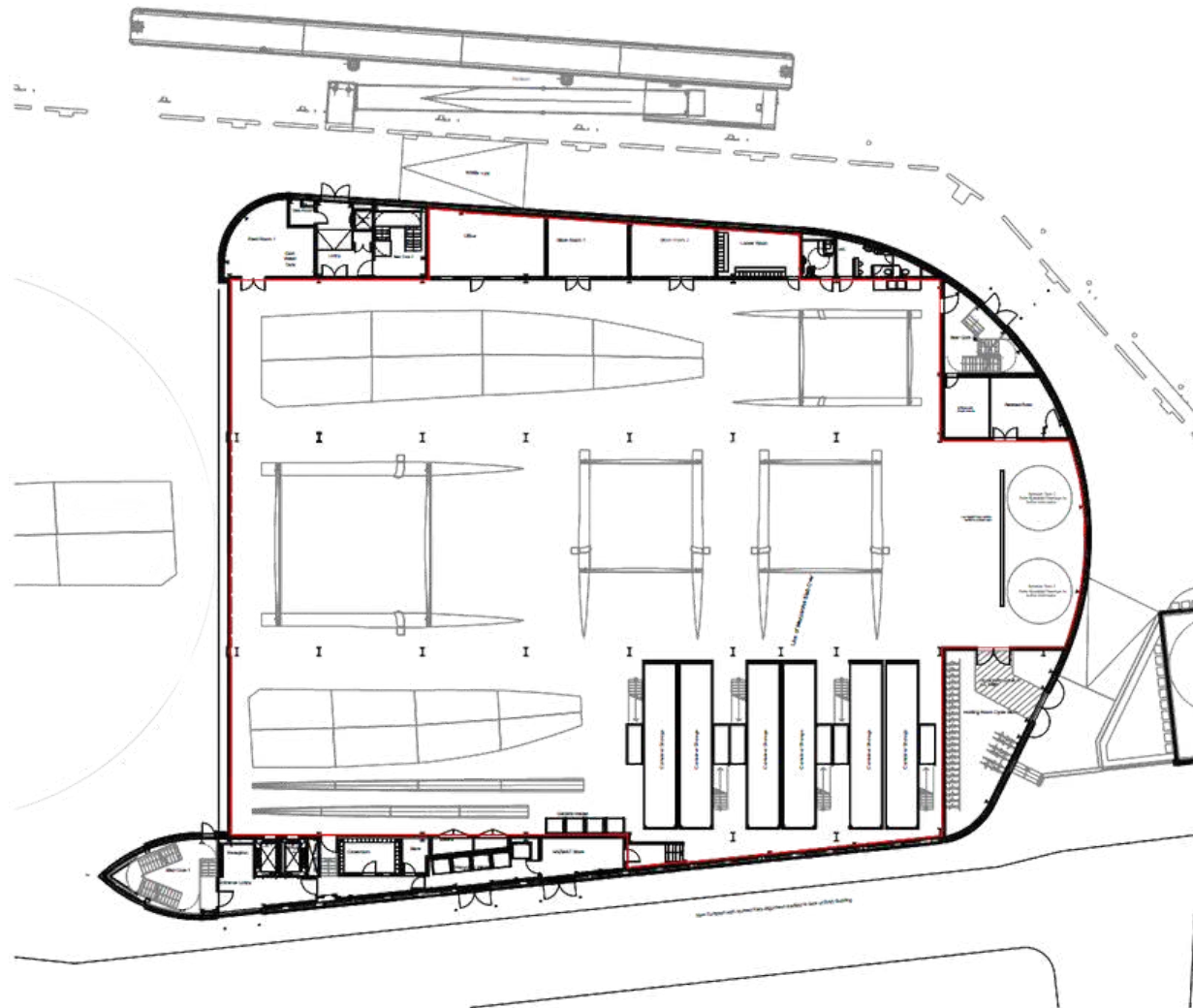
It's eco-friendly, featuring solar panels, water harvesting systems, and high EPC ratings. The building plays an active role in the community, including car park support for events and quarterly meetings with local groups. It is located within a conservation area (Old Portsmouth) and has strong connections with the Portsmouth Harbour Authority.

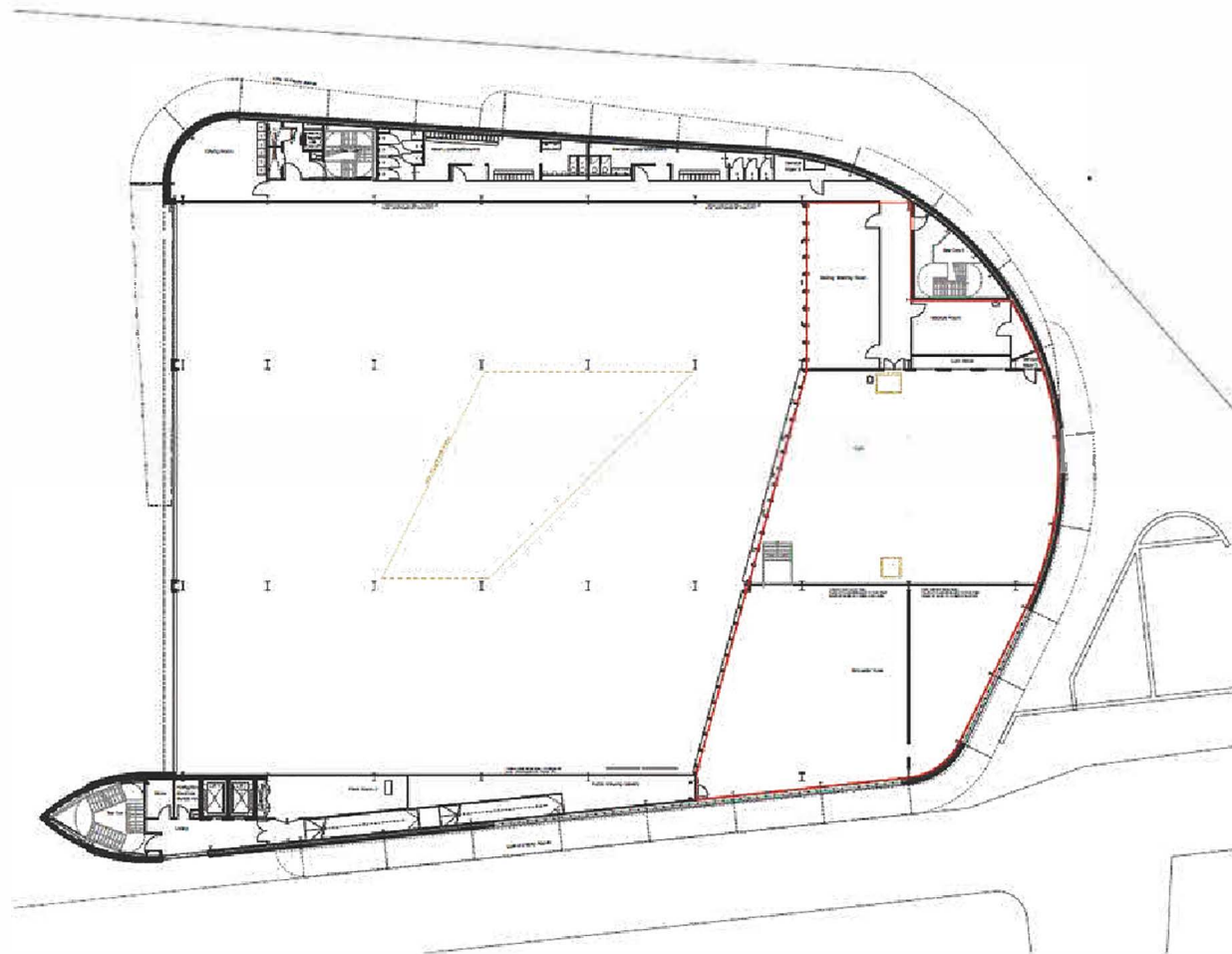


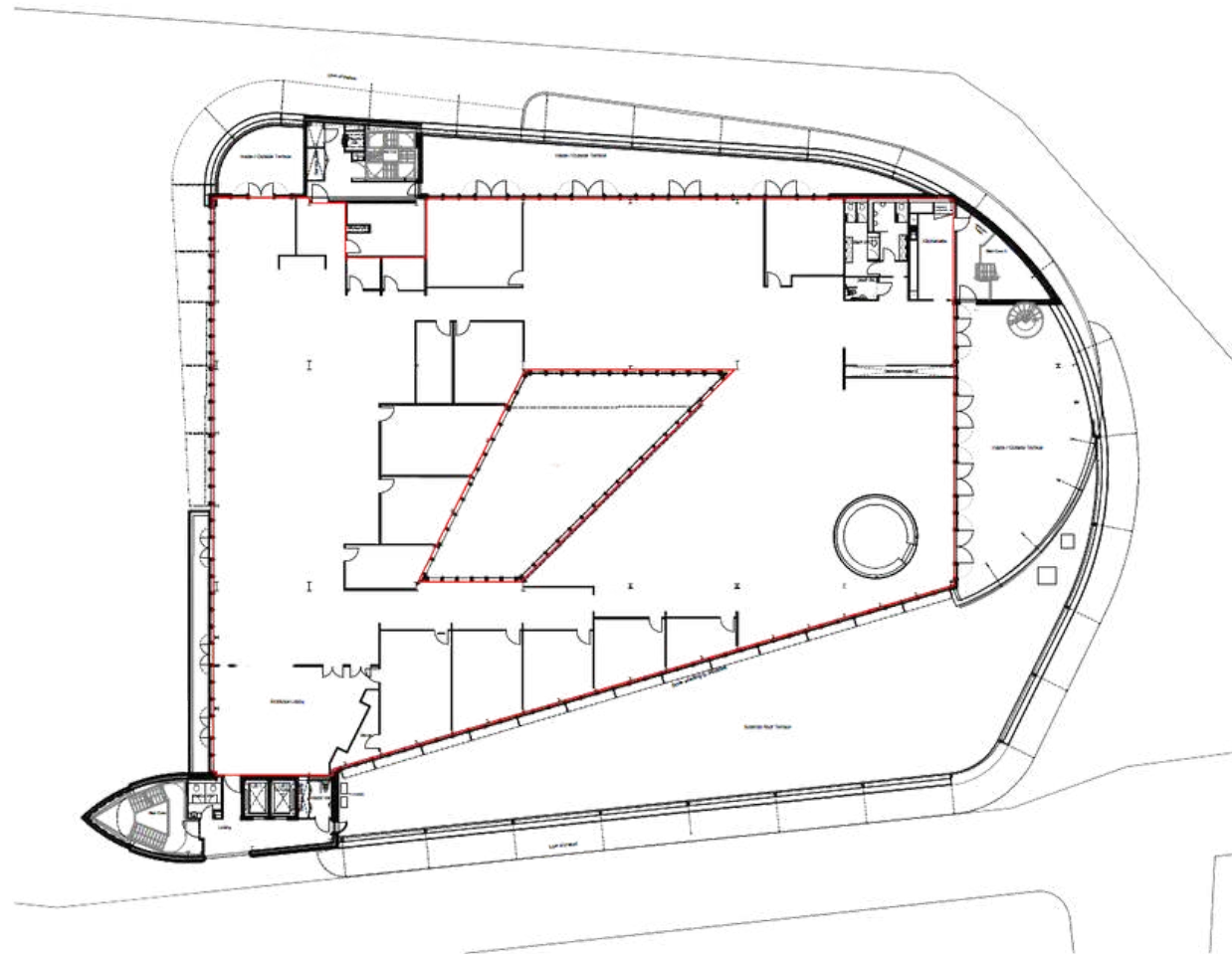


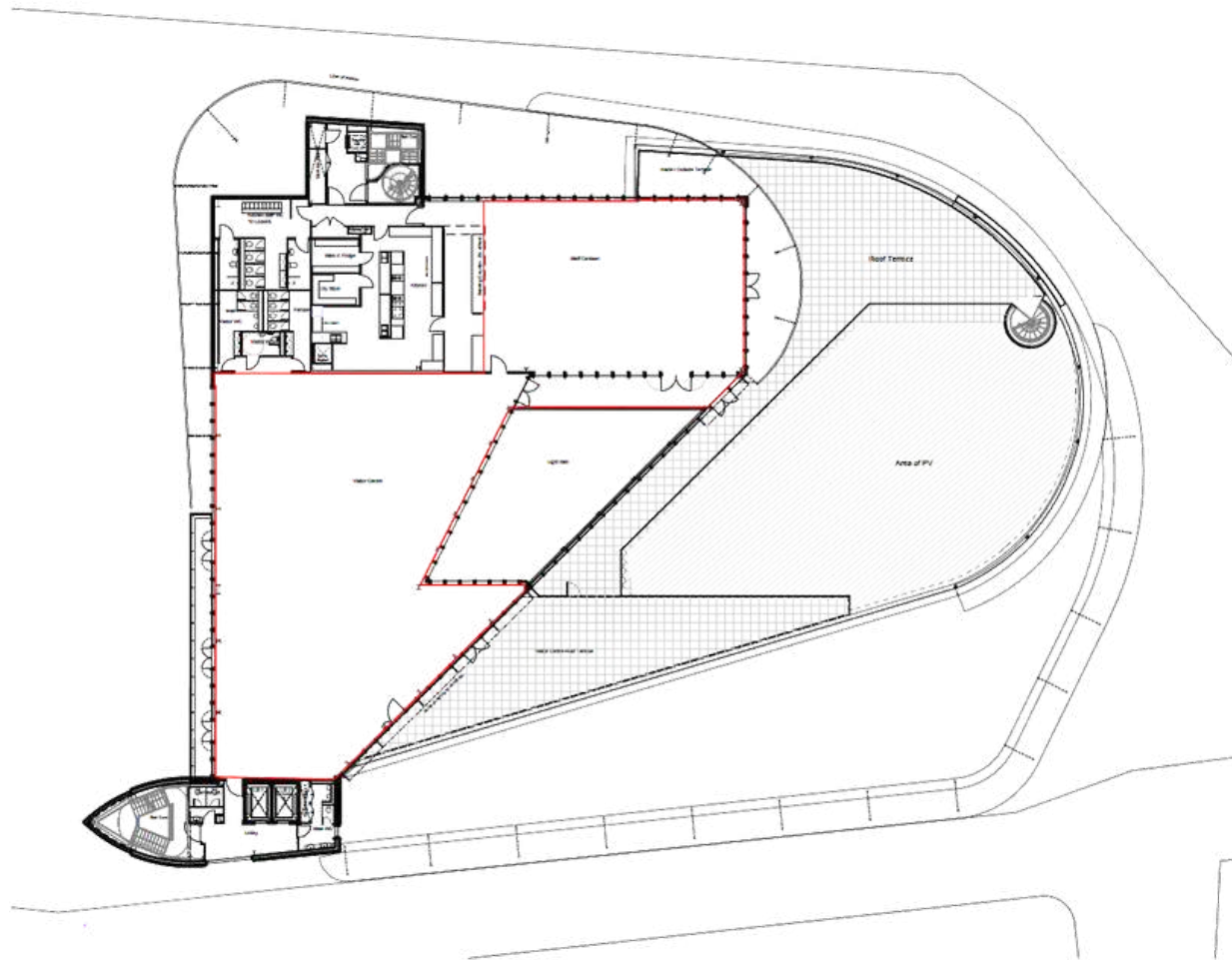


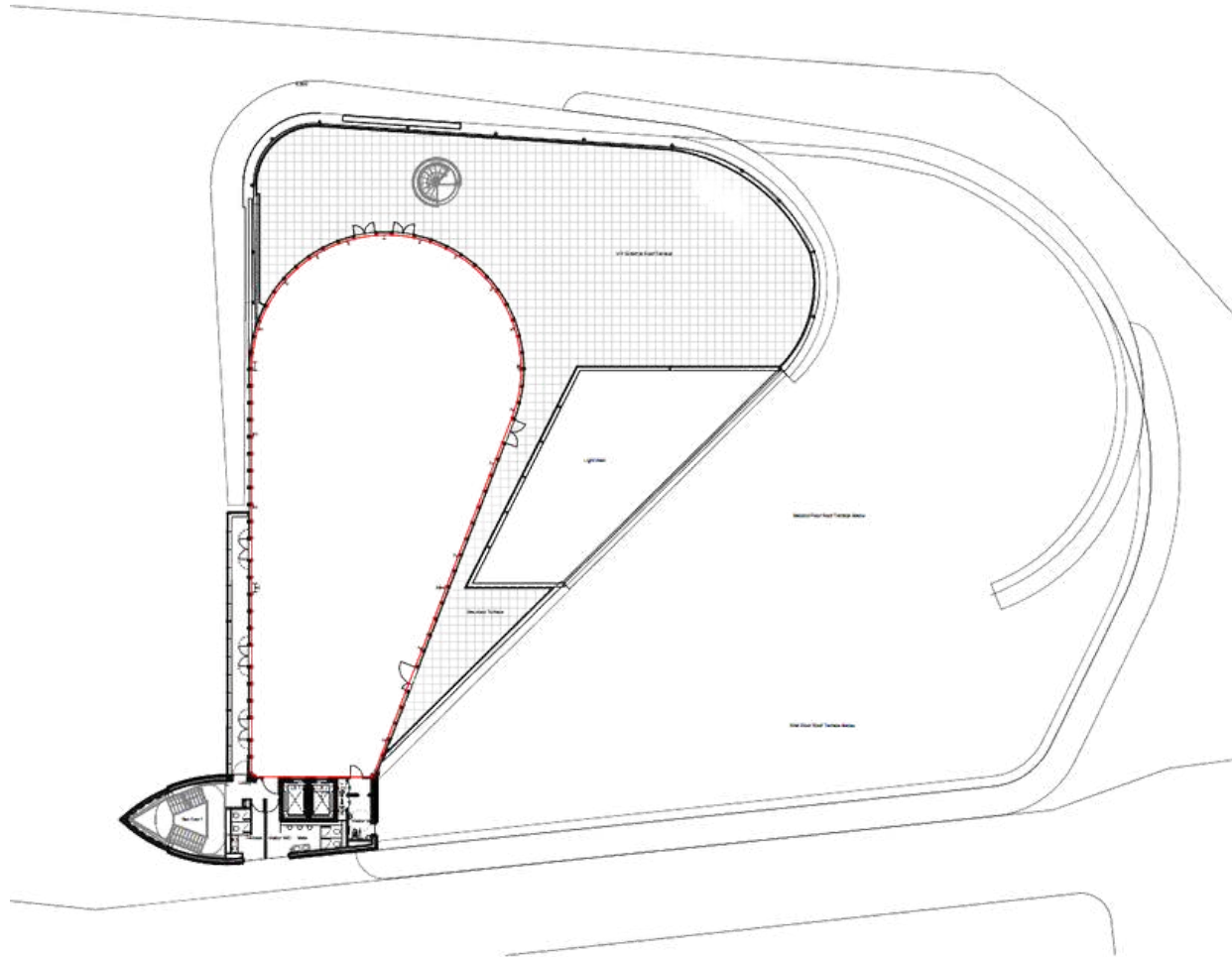












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