

HARBOUR COURT

C O S H A M

High Quality Office Space TO LET

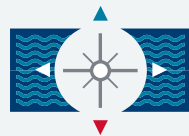
Prominent location on the central south coast

2,900 sq ft - 11,600 sq ft

(269.4 sq m - 1,007.7 sq m)

Fully Refurbished | EPC Rating A-20 | Generous Car Parking | EV Charging Points

HARBOUR COURT COMPASS ROAD COSHAM PORTSMOUTH PO6 4ST



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Excellent communication links
effortlessly connect Harbour Court to
important commercial centres throughout the
south coast and the UK motorway network.

Location

North Harbour Business Park is an established commercial location just 4 miles north west of Portsmouth city centre and located 1 mile from the M27 (Junction 12) connecting the area with key surrounding commercial cities as well as the national motorway network.

North Harbour benefits from easy access to two railway stations; Portchester (1 mile west) and Cosham (2 miles east). Both stations provide regular services to London Waterloo as well as surrounding towns. Portsmouth & Southsea railway station is just 5 miles south east providing additional, frequent rail services. Southampton International Airport is located 18 miles west of North Harbour accessed directly via the M27 (Junction 5). It is the main business airport for the South Coast.

Description

Providing fully refurbished accommodation over three floors. The first and Second floors are now let, leaving the ground floor available as a whole or individual suites, providing open plan space.

Specification

- Excellent communication links
- Close to local amenities & hotels
- Open plan floor plates
- Full accessed raised floors
- Suspended ceilings
- Air conditioning
- WCs on each floor
- Ground floor reception area
- Landscaped grounds
- Car parking ratio: 1 car space per 170 sq ft



Aerial photograph of Harbour Court looking south east towards Portsmouth.



Refurbished entrance.



Impressive internal spaces.



Newly refurbished open plan office space.



Beautifully refurbished throughout.



Aerial view of Harbour Court showing nearby occupiers.

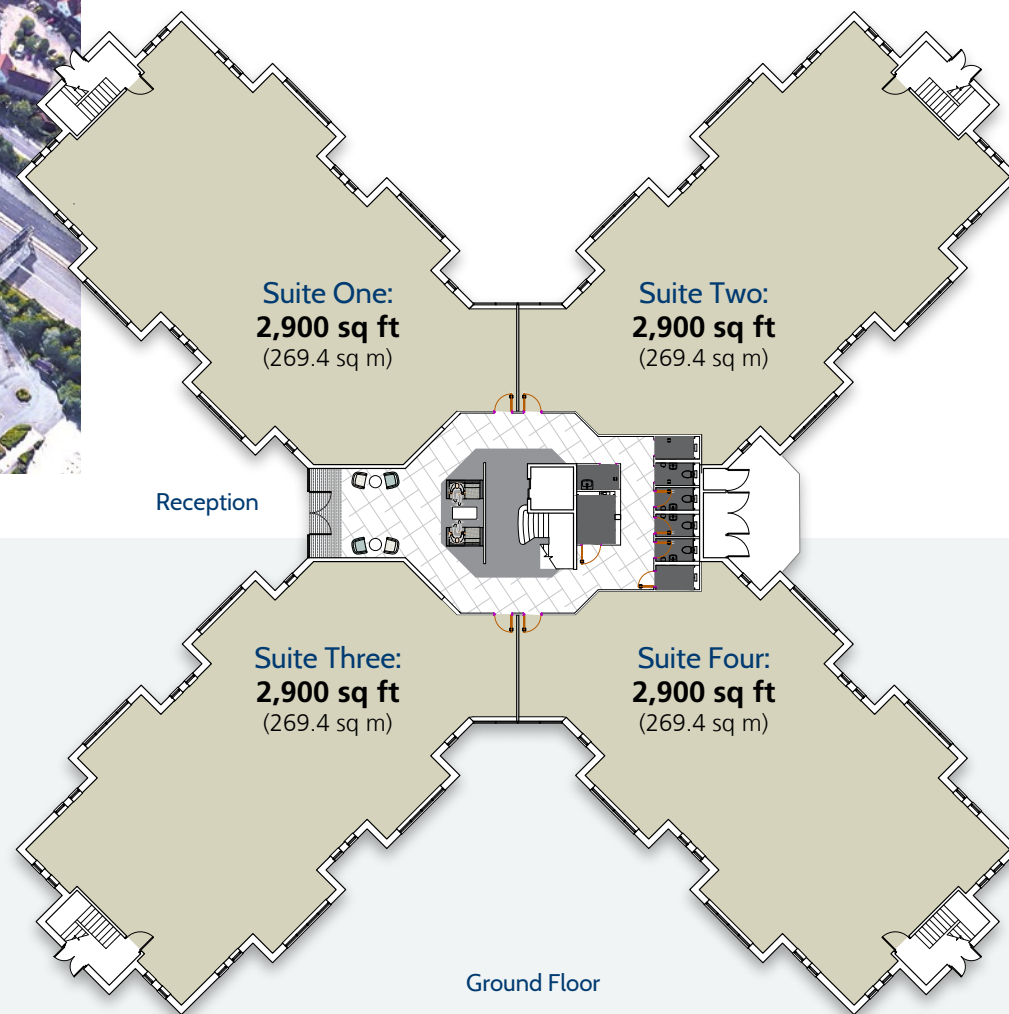
Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition and the property has the following net internal floor areas:

Only the ground floor is available - all other floors LET

Ground Floor

Suite One:	2,900 sq ft	(269.4 sq m)
Suite Two:	2,900 sq ft	(269.4 sq m)
Suite Three:	2,900 sq ft	(269.4 sq m)
Suite Four:	2,900 sq ft	(269.4 sq m)
Reception:	818 sq ft	(76.0 sq m)
Storage:	139 sq ft	(12.8 sq m)
Total:	12,327 sq ft	(1,145.2 sq m)



Ground Floor

Headquarters Office Building TO LET

Drive times from Harbour Court to:

Portsmouth City Centre:	9 minutes
Southampton Airport:	24 minutes
Southampton City Centre:	35 minutes
Winchester:	36 minutes
Basingstoke:	52 minutes
London:	105 minutes

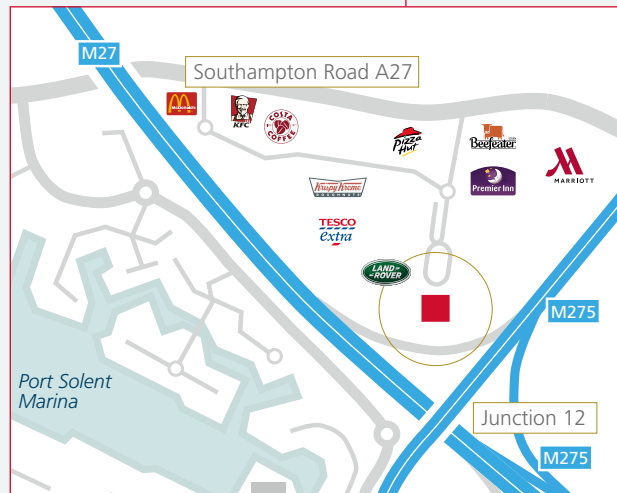
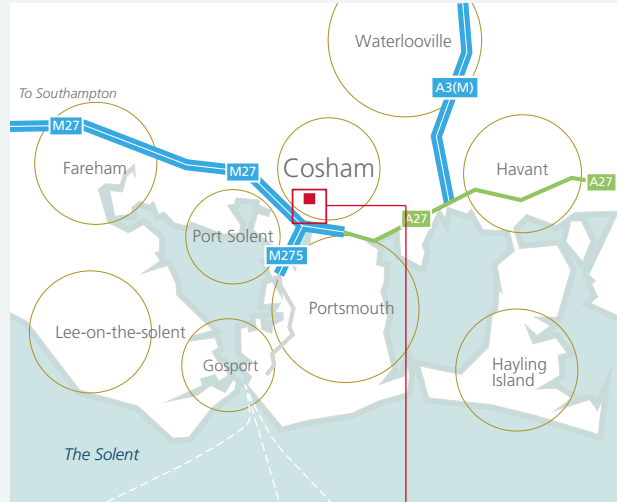
Drive times are taken from the RAC Route Planner and are entirely dependent on the time of travel and road works.

Train journey times from Cosham Station to:

Portsmouth Harbour:	25 minutes
Southampton:	35 minutes
Brighton:	80 minutes

Southampton Airport

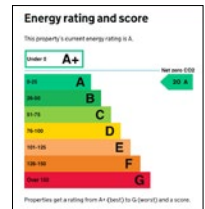
Southampton Airport is just 18 miles from Harbour Court is just 18 miles distant and offers regular flights to many destinations as well as internal flights to major UK cities.



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- Terms**
 A new lease available direct with the landlord on terms to be agreed.
- Rent**
 Upon application.
- Business Rates**
 Awaiting reassessment.
 Incoming tenant to make their own enquiries via the Valuation Office Agency: www.voa.gov.uk.
- Legal Costs**
 Each party to be responsible for their own legal costs incurred in the transaction.
- Energy Performance Certificate**
 Energy Performance Certificate rating: A-20
- Viewing**
 Strictly by appointment through the joint sole agents:



Steven Williams
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07761 082 986
 steven.williams@realest.uk.com

Tom Holloway
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