



## Harbour Court, Compass Road, Portsmouth, PO6 4ST

Headquarters Office Building  
Prominent location on the central south coast  
Suites Available from 2,900 sq.ft

### Summary

|                |   |
|----------------|---|
| Tenure         | To Let  |
| Available Size | 2,900 to 24,139 sq ft / 269.42 to 2,242.59 sq m |
| Rates Payable  | £227,840 per annum                              |
| Rateable Value | £445,000  |
| EPC Rating     | A (20)  |

### Key Points

- Excellent communication links
- Landscaped grounds
- Close to local amenities and hotels
- 142 car parking spaces

Regulated by



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# Harbour Court, Compass Road, Portsmouth, PO6 4ST

## Description

The property is a detached Headquarters style office building set within landscaped grounds. Providing accommodation over three floors. Suites now available from 2,900 sq.ft.

## 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.

## Accommodation

The accommodation comprises of the following

| Name               | sq ft         | sq m            |
|--------------------|---------------|-----------------|
| Ground - Office    | 11,370        | 1,056.31        |
| Ground - Reception | 818           | 75.99           |
| Ground - Storage   | 139           | 12.91           |
| 1st - Office       | 11,389        | 1,058.07        |
| 1st - Storage      | 18            | 1.67            |
| 2nd - Office       | 405           | 37.63           |
| <b>Total</b>       | <b>24,139</b> | <b>2,242.58</b> |

## Specification

Open plan floor plates  
Full accessed raised floors  
Suspended ceilings  
Air conditioning  
WC's on each floor  
Ground floor reception area  
142 car parking spaces  
Passenger lift

## Terms

A new lease available direct with the landlord on terms to be agreed.

## Business Rates

From our enquiries via [www.voa.gov.uk](http://www.voa.gov.uk) we understand the combined rateable value of the property to be £445,000. However, interested parties are advised to confirm the accuracy of this information with the local authority.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction

## Video

- Drone Footage - <https://vimeo.com/manage/videos/568925622>



## Viewing & Further Information

Tom Holloway  
023 9237 7800 | 07990051230  
[tom@hi-m.co.uk](mailto:tom@hi-m.co.uk)

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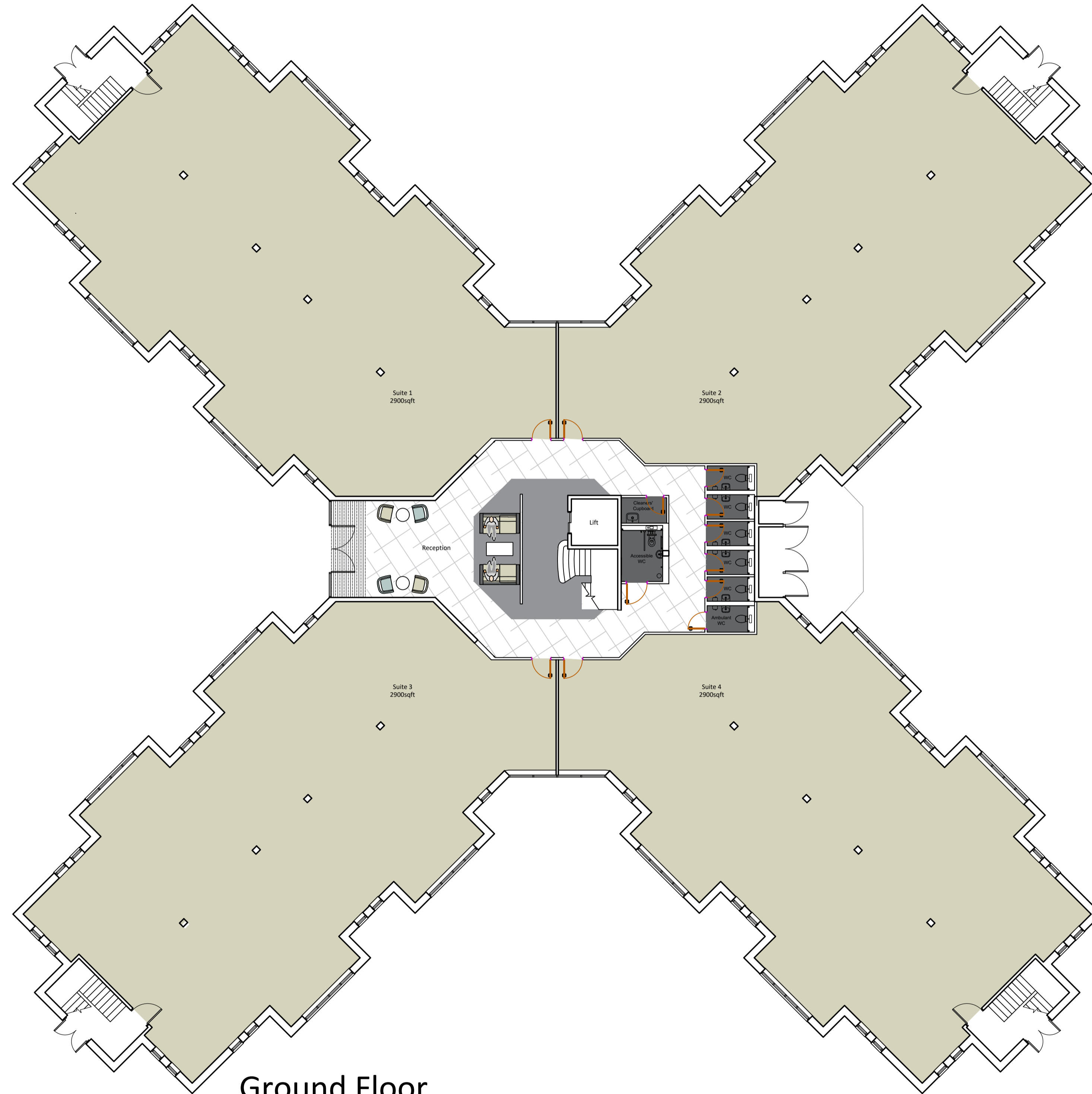
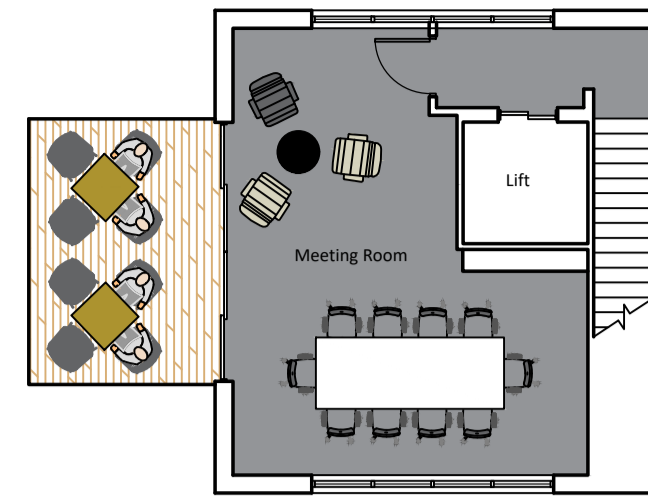
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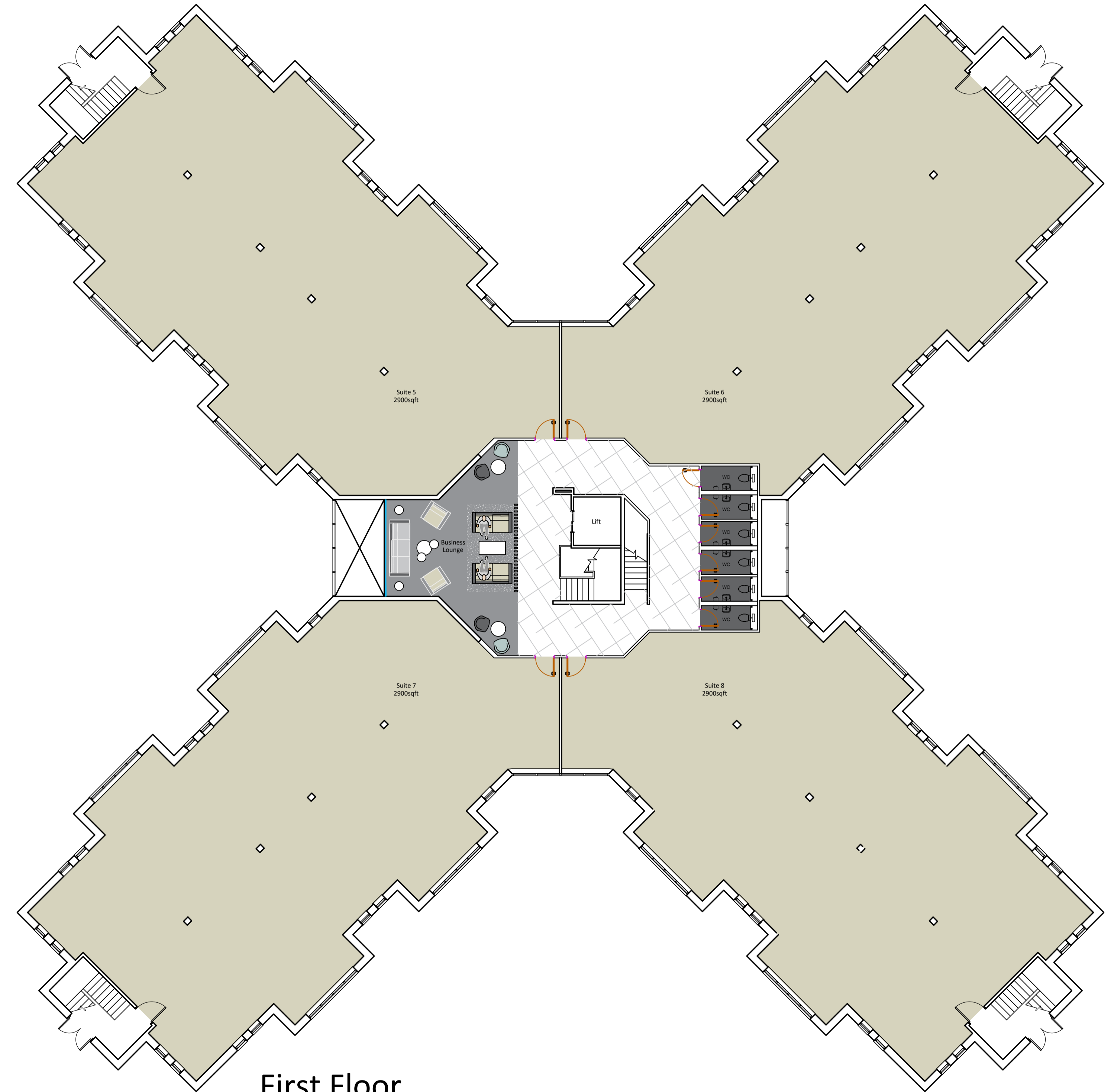




## Second Floor



Ground Floor



First Floor

Vibe Business Interiors  
 Lancaster Court, 8 Barnes Wallis Road, Fareham  
 0845 301 6834  
 vibe-bi.co.uk

|                |                           |       |             |
|----------------|---------------------------|-------|-------------|
| Client         | KA Investments            |       |             |
| Drawing        | General Layout            |       |             |
| Address        | Harbour Court, Portsmouth |       |             |
| Date           | 05/01/22                  | Scale | NTS         |
| Drawing Number | P2924                     | D     | G000 00 CWR |



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