



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

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
Total	24,139	2,242.58

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 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

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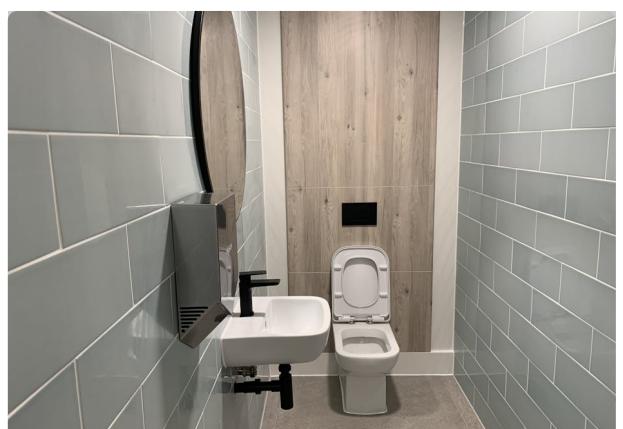
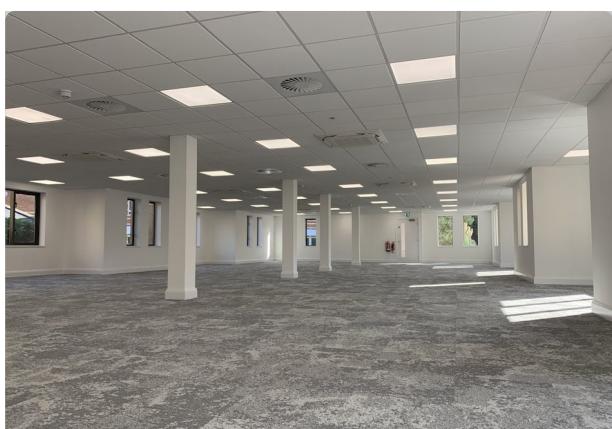
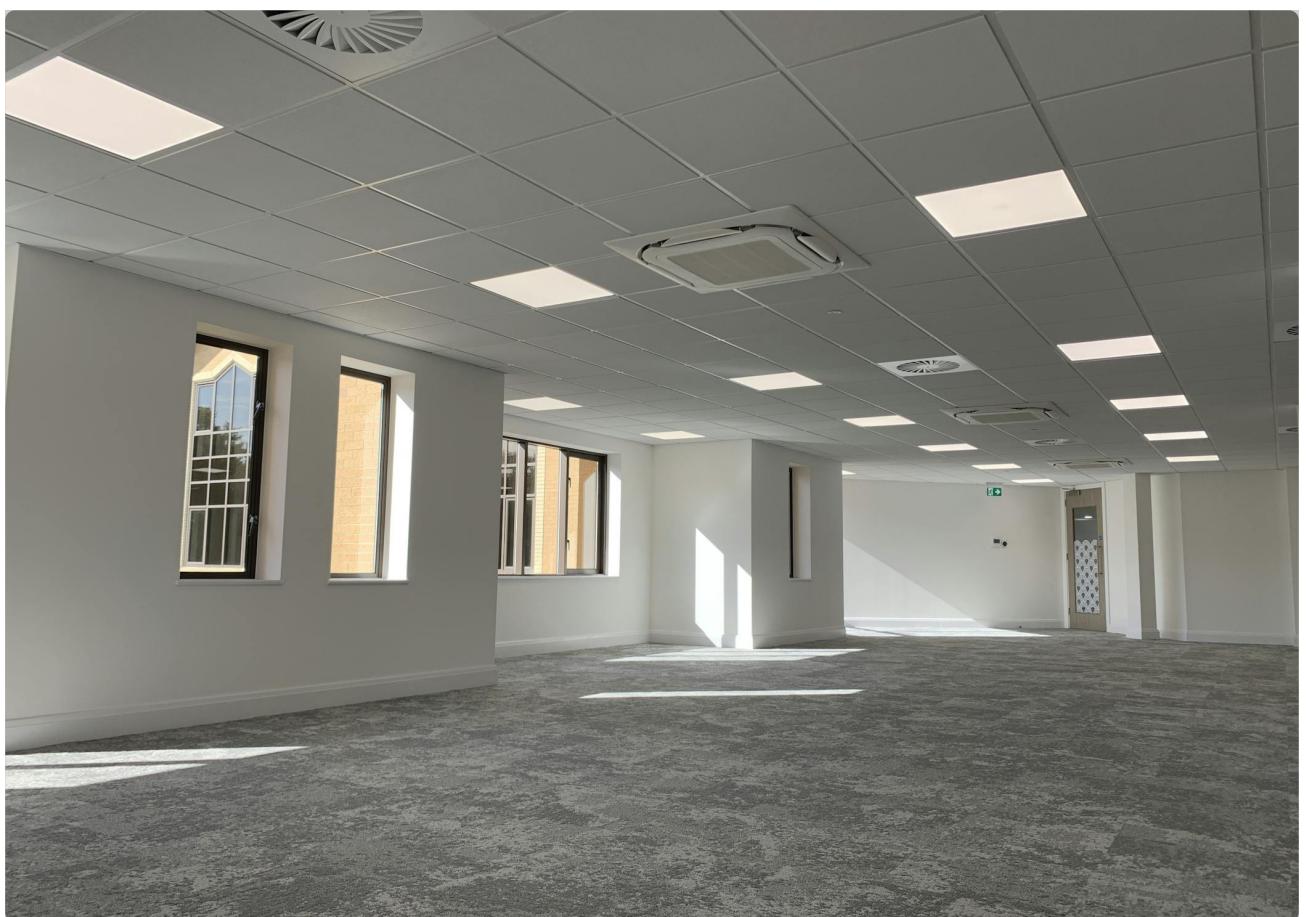
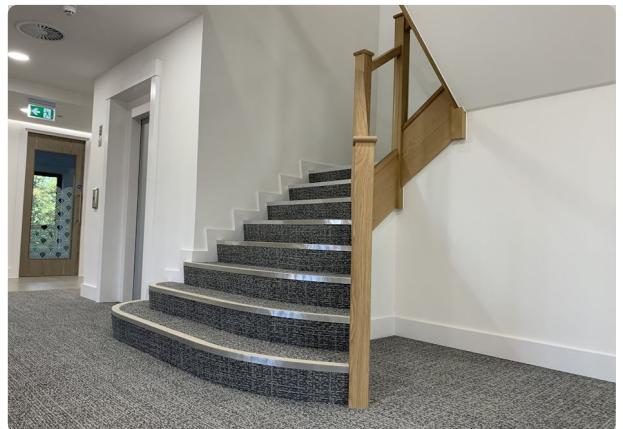
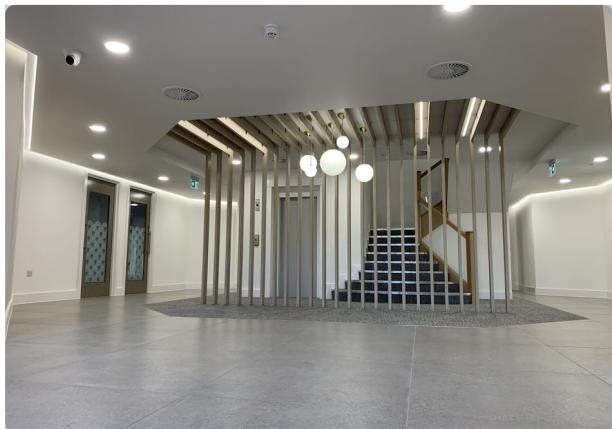
tom@hi-m.co.uk

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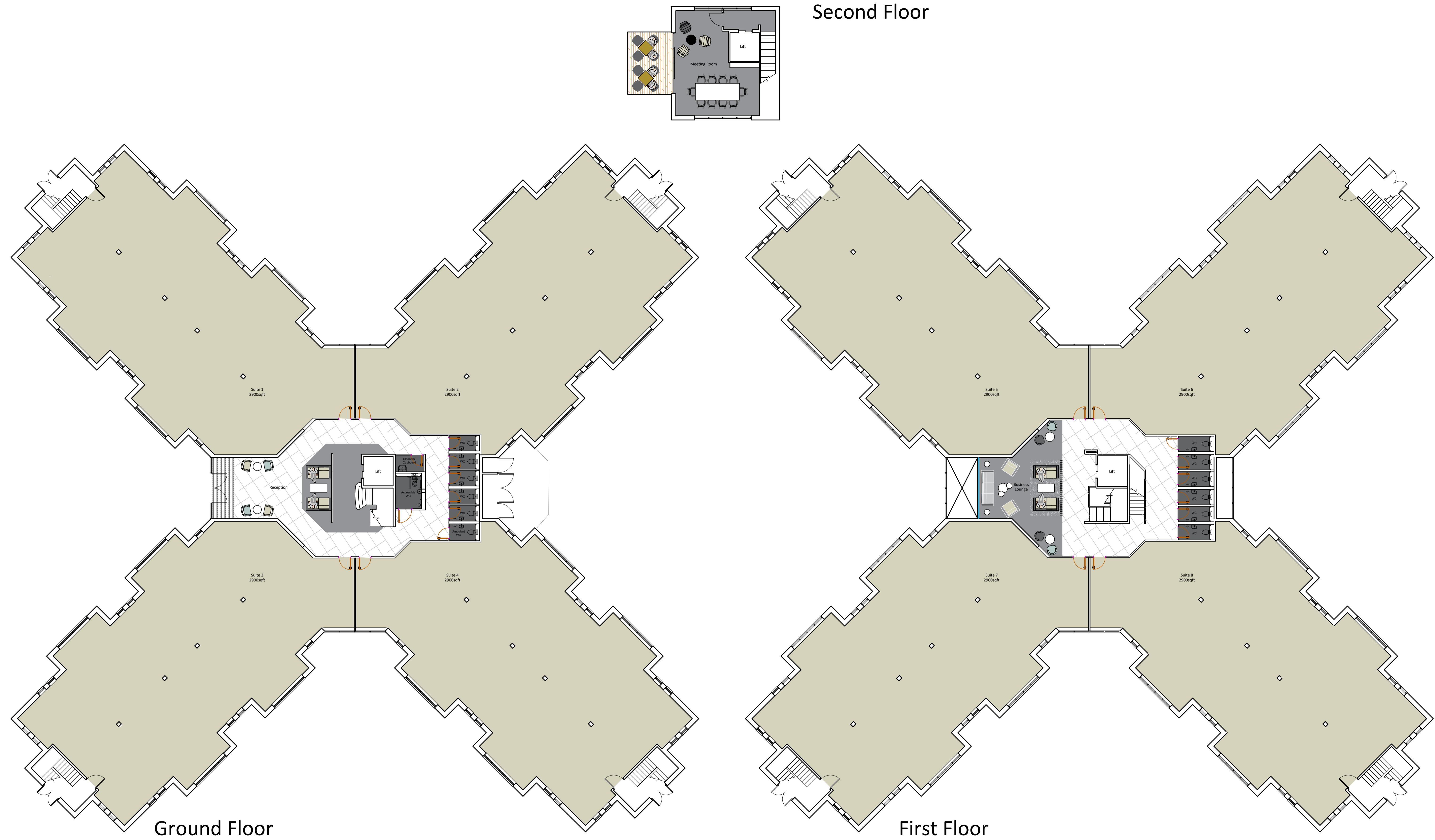


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 Building outline taken from drawing provided.

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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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