



## North Office, Unit 2, Harbour Gate Business Park, Southampton Road, Portsmouth, PO6 4BQ

Prominent First Floor Offices

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,601 sq ft / 148.74 sq m
<b>Rent</b>	£35,000 per annum All inclusive rent (includes rates, utilities & SC)
<b>EPC Rating</b>	C (74)

### Key Points

- All inclusive rent
- Excellent transport links
- Close to amenities
- Lift access
- Allocated parking 8 spaces





# North Office, Unit 2, Harbour Gate Business Park, Southampton Road, Portsmouth, PO6 4BQ

## Description

The property is part of a modern development of several high quality industrial/business units which is located within the Safestore premises on a prominent corner plot.

The offices are accessed via a self-contained ground floor entrance, leading to an internal staircase along with full lift access. At first floor level the unit offers scope to be reconfigured to meet individual occupiers requirements.

Male and female WC facilities are provided and access via a hallway at first floor level. There is also the use of WC facilities on the ground floors.

The floor benefits from having double glazing, suspended ceilings, CAT II lighting and gas central heating.

## Location

The subject premises is situated on the northern side of Southampton Road, close to the Pall Europe offices and adjacent to the Premier Inn. Southampton Road has easy links onto the M27 motorway network via junction 12.

Southampton is some 20 miles to the west, with Havant some 5 miles to the east. The M27 also links with the A3 (via A27) to the east and M3 to the west.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - North Office	1,601	148.74	Available
<b>Total</b>	<b>1,601</b>	<b>148.74</b>	

## Specification

- Double glazing
- Suspended ceilings
- CAT II lighting
- Gas central heating
- Meeting rooms
- Parking x 8

## Viewings

Strictly by appointment with the sole agent.

## Terms

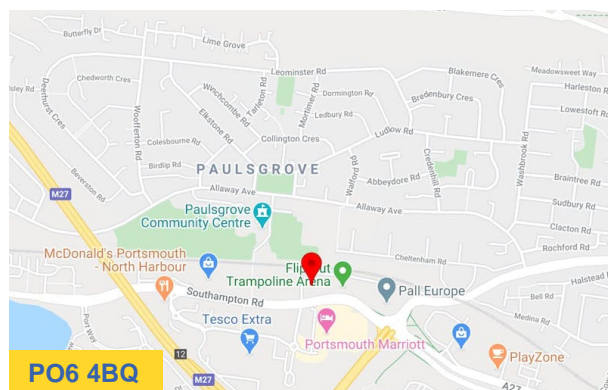
Available on a new effective Full Repairing & Insuring sub-lease for a term to be agreed.

Rent on an all inclusive sublease basis at £35,000 per annum to include rent, business rates, utilities & service charge. Building insurance is charges separately. Please note there is 6 months rent free available, subject to entering into a new 5 year lease. Please contact for further information.

## Other Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.



## Viewing & Further Information

**Tom Holloway**

023 9237 7800 | 07887602603

tom@hi-m.co.uk

**More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)**

**023 9237 7800**

**HOLLOWAY  
ILIFFE &  
MITCHELL**

**hi-m.co.uk**

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that, These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 23/07/2024











