



**Ground Floor, Building 1/10 HM Naval Base, College Road,  
Portsmouth, PO1 3LJ**

Character Building Within Portsmouth Historic Dockyard

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	1,120 sq ft / 104.05 sq m
<b>Rent</b>	£15,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D (80)

**Key Points**

- Ground floor unit
- Secure environment
- Kitchen area
- Would suit office uses (other uses considered STP)
- Open plan space
- Flexible lease terms considered



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## Description

The subject premises occupy the ground floor of the former guard house within Portsmouth Naval Base.

The building has undergone refurbishment in recent years and provides good ground floor office space and includes open plan offices, individual meeting room, kitchen & WC. Other uses will be considered (STP).

## Location

The HM Naval Base is situated at the western end of Queen Street and the junction with The Hard. The subject premises are situated inside Victory Gate on the right hand side, within the historic setting of the Naval Dockyard. Building 1/10 is well located with mainline railway station and bus terminal a short walk to the south. Gunwharf Quays is 0.5 miles to the south.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Main office	920	85.47
Ground - Meeting Room	148	13.75
Ground - Kitchen	52	4.83
<b>Total</b>	<b>1,120</b>	<b>104.05</b>

## Specification

- Mainly open plan space
- Suspended LED lighting panels
- Heating
- Network cabling
- WC with wash hand basin
- Kitchen area
- Fully carpeted

## Terms

Available on a new effective full, repairing and insuring lease for a term to be agreed.

## Business Rates

You are advised to confirm the rates payable with the local council before making a commitment.

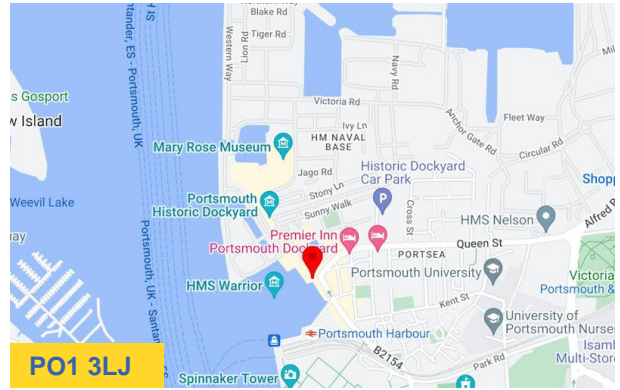
\*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

## Other Costs

A service charge & buildings insurance is payable in respect of maintenance and repair of the building.

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

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