



**OFFICE SUITES AT GUNWHARF QUAYS, PORTSMOUTH,
PO1 3AG**

OFFICE TO LET

699 TO 3,326 SQ FT (64.94 TO 309 SQ M)



Summary

High Quality Office Suites at Gunwharf Quays

Available Size 699 to 3,326 sq ft

Rent Rent on application

Business Rates N/A

Service Charge N/A

EPC Rating Upon enquiry

- Situated in the heart of Gunwharf Quays
- Close proximity to Portsmouth City Centre
- Easy access to M275
- Shared balcony provides stunning views across Gunwharf Quays

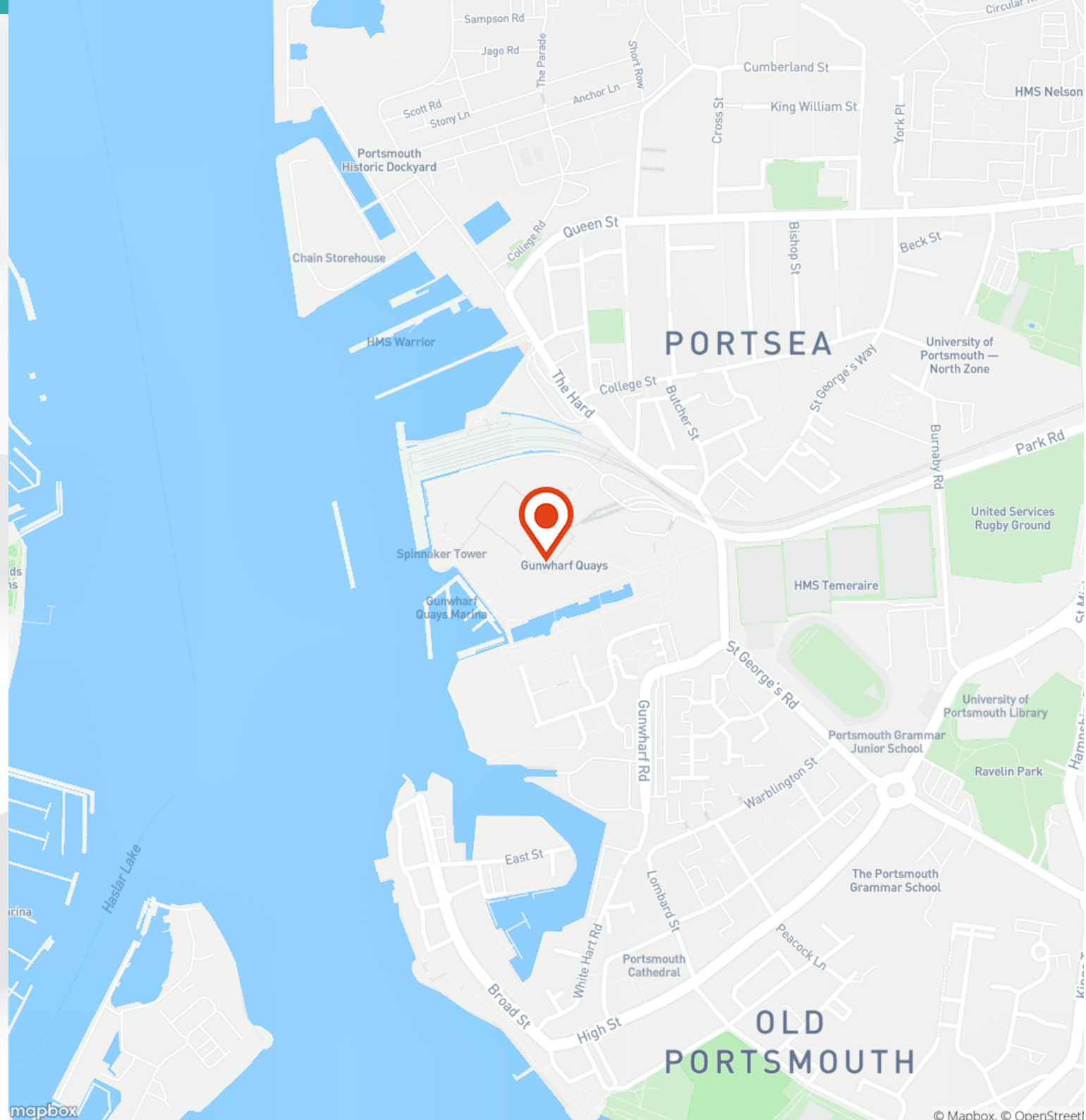


Location



Office Suites At Gunwharf Quays, Portsmouth, PO1 3AG

The Boyd and Rawlings suites are located within the heart of the Gunwharf Quays development in Portsmouth and are within close proximity to the city centre. The offices are easily accessed from Millennium Boulevard, which in turn links to the M275, providing a connection to the M27, A3 and M3 (primary links to London and the south east).



Further Details

Description

The offices comprise predominantly open plan quality office suites. The suites benefit from fluorescent strip lighting, raised floors, sprinkler system, wet system heating, phone entry and shared WC facilities. The accommodation has a dedicated lobby and lift.

The suites are located on the second floor above the canal side benefiting from full height glazing and high ceilings, which offer stunning views across Gunwharf Quays, by way of a shared balcony.

The Rawlings suite is located immediately ahead of the Emirates Spinnaker Tower.

Terms

The suites are available to let on a new internal repairing and insuring lease by way of a service charge, which is payable for the upkeep and maintenance of the internal and external common parts. Full details of the service charge available upon request.

Legal Costs

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

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - Boyd Suite 2a	990	91.97
Unit - Boyd Suite 2b	699	64.94
Unit - Boyd Suite 3	1,637	152.08
Total	3,326	308.99

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification may be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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