



**SUITE WEST 003A, GROUND FLOOR 1000 LAKESIDE,
PORTSMOUTH, PO6 3EN**

OFFICE TO LET

2,371 SQ FT (220.27 SQ M)



Summary

Fitted office space & Flexible terms available

Available Size	2,371 sq ft
Rent	Rent on Application
Rateable Value	£43,000 from 1 April 2023
Service Charge	TBC
EPC Rating	Upon Enquiry

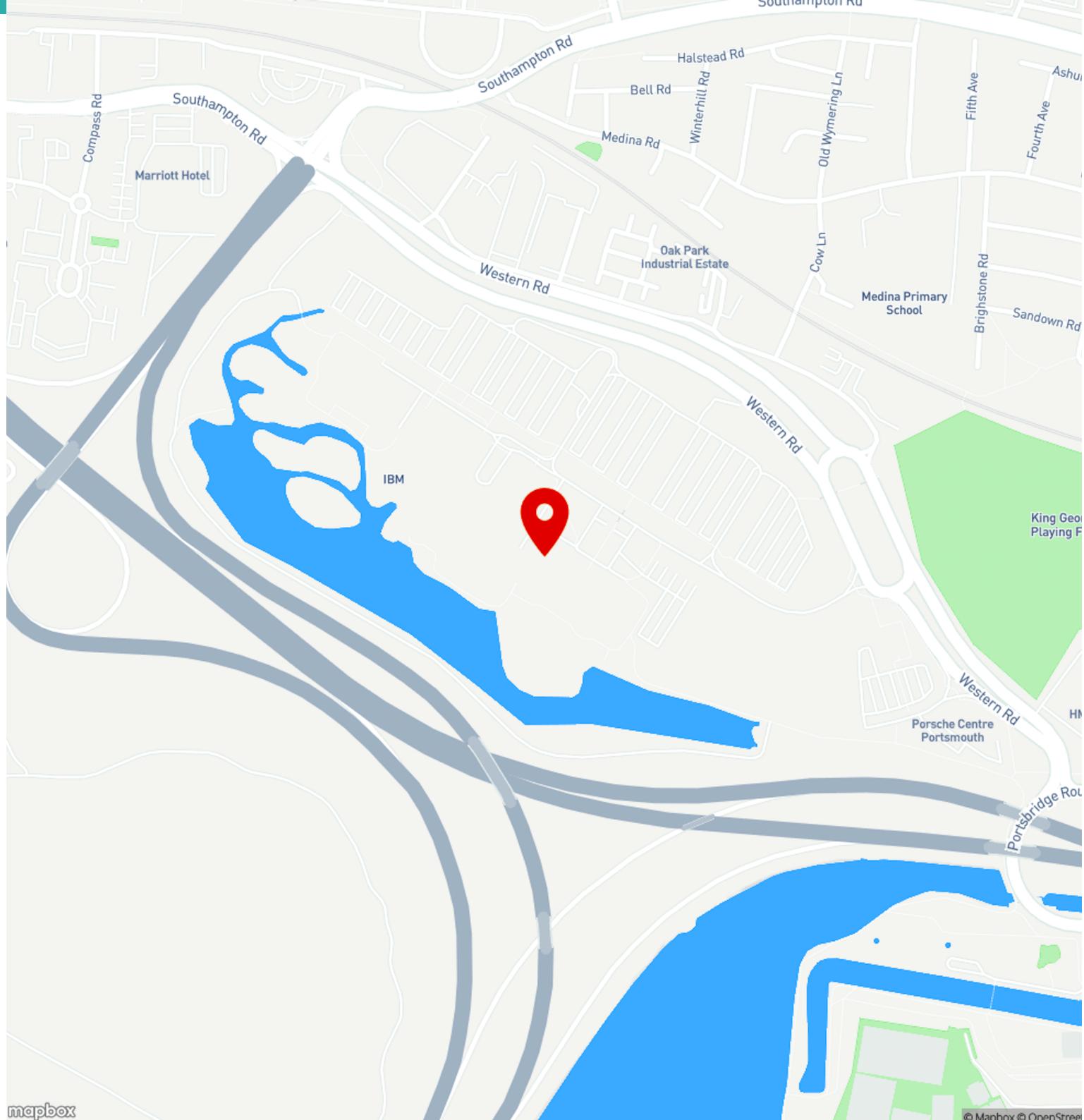
- Secure cycle parking
- Partitioned offices and meeting spaces
- Server room and structured cabling throughout
- Fitted kitchen and break-out area
- Board room
- Short term leases considered



Location

 Suite West 003A Ground Floor
1000 Lakeside, Portsmouth,
PO6 3EN

With its popularity already well established, 1000 Lakeside forms the anchor to Lakeside North Harbour and boasts a bustling atmosphere thanks to occupiers who have already settled in across its four floors. Lakeside North Harbour offers high quality, flexible office space, adjacent to the M27, with easy access to the M27 & A3(M) together with Portsmouth City Centre. With its established business community facilitating various networking opportunities, high specification office space with the flexibility for bespoke fit-out tailored to your company requirement and budget, extensive car parking and dedicated on-site management team, free to use bus shuttle service, Lakeside North Harbour offers an exciting solution for companies seeking business space in the Central South.





Further Details

Description

The office suite is located on the ground floor, a short walk from reception and the cafe of building 1000. The space is fully fitted with a reception area, meeting room, separate offices around the perimeter and an open plan areas within the middle.

- * Fitted Kitchen
- * Board Room
- * Separate Offices
- * HVAC system
- * Natural light



Terms

The suite is available by way of a sub-lease or an assignment of the existing lease expiring 31st May 2026 on terms to be agreed. Alternatively, a new lease direct from the landlord may be available subject to negotiations. Flexible terms are also available if of interest.

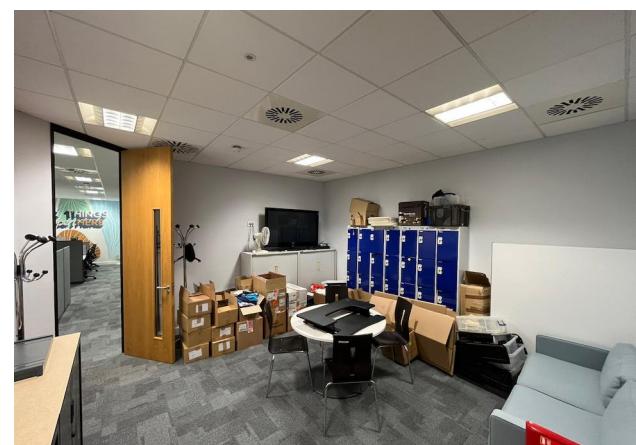


Legal costs

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

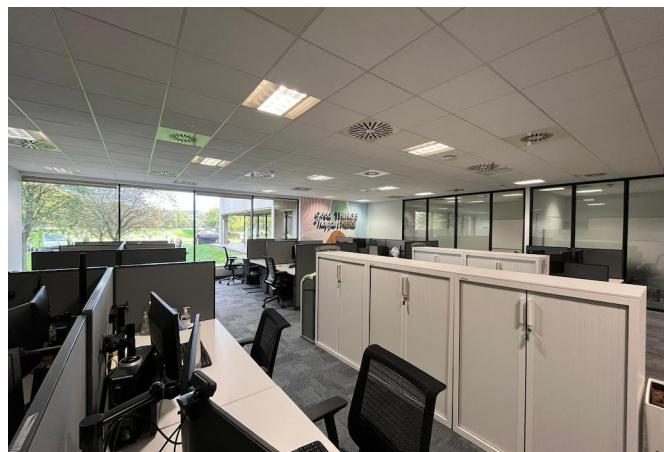
Anti Money-Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will 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.



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.





Enquiries & Viewings



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657826



Oliver Hockley

ohockley@vailwilliams.com

07557 504952

