



**13 ST GEORGES BUSINESS CENTRE, PORTSMOUTH, PO1
3EZ**

OFFICE TO LET / FOR SALE
523 SQ FT (48.59 SQ M)



Summary

SELF CONTAINED BUSINESS UNIT WITH CAR PARKING

Available Size	523 sq ft
Rent	£12,750.00 per annum
Price	Price on application
Rateable Value	£7,500
Service Charge	There is a service charge for the communal running costs of the building together with estate management. Further details on request.
EPC Rating	E

- Courtyard position
- Adjacent to the Portsmouth Harbour Railway Station and Gunwharf Quays
- 2 allocated car parking spaces
- Fitted kitchenette

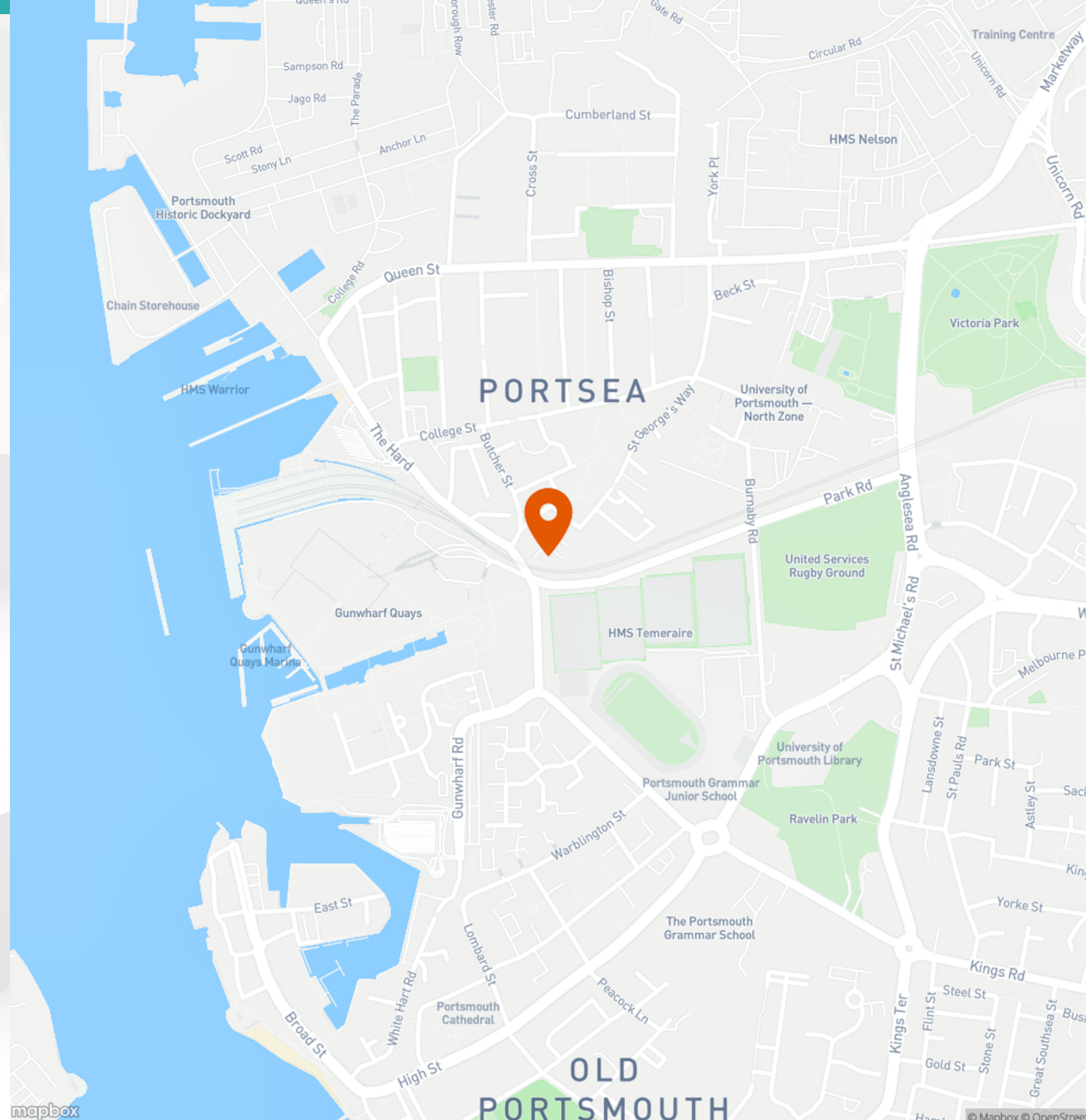


Location



13 St Georges Business Centre, St. Georges Square, Portsmouth, PO1 3EZ

St Georges Business Centre, a courtyard development providing a total of 63 car parking spaces and access for service vehicles, occupies a prominent position in St Georges Square, adjacent to Portsmouth Harbour Station and within a few minutes walk of the Civic Centre, the Guildhall and the city's principal shopping area. The adjacent Gunwharf Quays has greatly enhanced this already historic location and provides a wide range of entertainment, leisure and retail amenities.





Further Details

Description

This end of terrace purpose-built business unit is self-contained and demised over ground and first floor level. The offices are of traditional brick and block construction under a pitched roof.

Benefits include heating, a fitted kitchenette, and two allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	252	23.41
1st	271	25.18
Total	523	48.59

Terms

Available on a new full repairing and insuring lease on terms be agreed.

The property is also available for sale.

Legal Costs

Each party to be responsible for their own legal costs.

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.

Anti Money Laundering

In accordance with Anti Money Laundering requirements, two forms of identification will be required





Enquiries & Viewings



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