



## 12 ST GEORGES BUSINESS CENTRE, PORTSMOUTH, PO1 3EZ

OFFICE TO LET / FOR SALE  
562 SQ FT (52.21 SQ M)



# Summary

## SELF CONTAINED BUSINESS UNIT WITH PARKING

<b>Available Size</b>	562 sq ft
<b>Rent</b>	£13,000 per annum
<b>Price</b>	Price on application
<b>Business Rates</b>	N/A
<b>Service Charge</b>	There is a service charge for the communal running costs of the building together with estate management. Further details on request.
<b>EPC Rating</b>	E (116)

- Allocated car parking
- Courtyard position
- Heating
- Fitted kitchenette



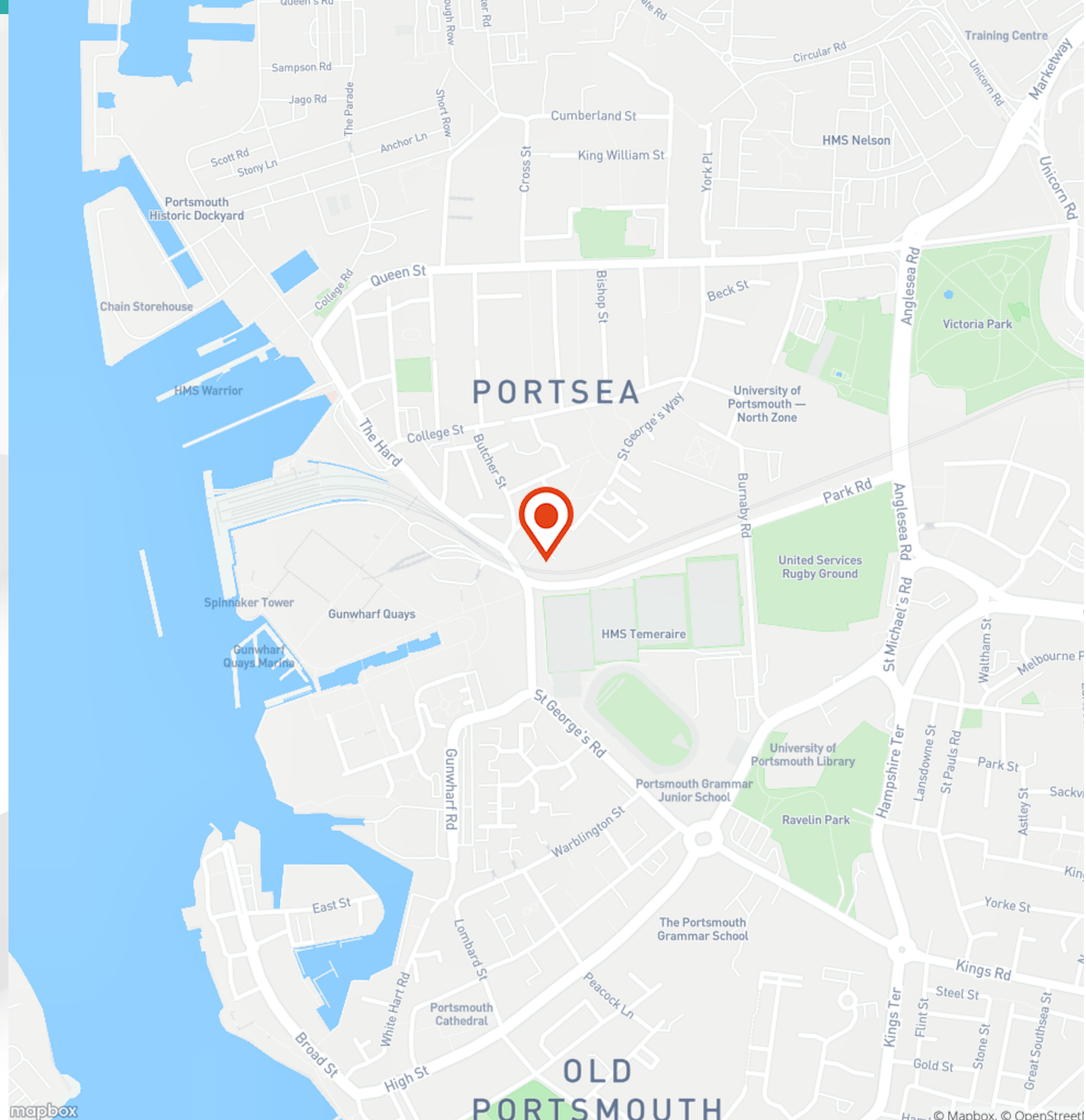
# Location



**12 St Georges Business Centre, St Georges Square, Portsmouth, PO1 3EZ**

St Georges Business Centre 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.

Frequent ferry services to Gosport and the Isle of Wight are available from the Harbour, where there is a regular inter-city service to London Waterloo, journey time approximately 1 hour 30 minutes.





# Further Details

## Description

These terraced purpose built business units are located on the well-established St Georges Business Centre, a courtyard development. The premises are in good order and provide open plan office accommodation at ground and first floor level.

The property benefits from a WC, kitchen, 3 phase electric and 2 parking spaces.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground	278.62	25.88
1st	283.09	26.30
<b>Total</b>	<b>561.71</b>	<b>52.18</b>

## Terms

Available on a new full repairing and insuring lease on terms to 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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