

PORTSMOUTH

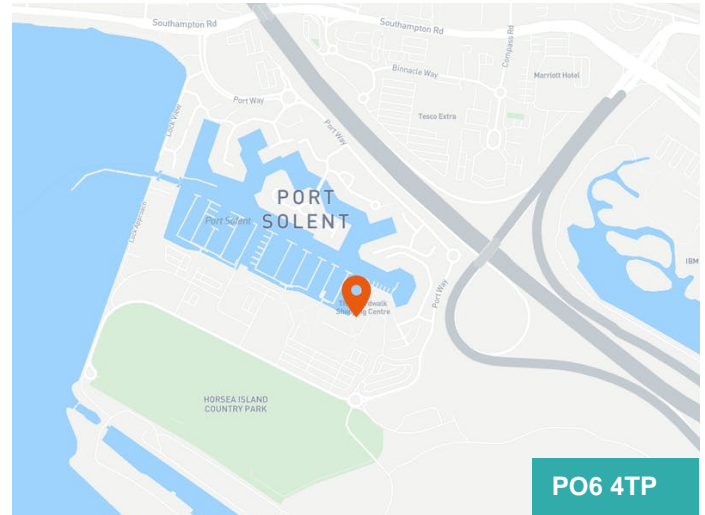
Units 1 & 2 The Boardwalk,
Port Solent, PO6 4TP



OFFICE TO LET

1,591 TO 4,276 SQ FT

- Overlooking marina
- Ample parking
- Excellent motorway access
- Attractive waterfront location
- LED lighting
- Kitchen/breakout area
- Balcony



Summary

Available Size	1,591 to 4,276 sq ft
Rent	£14.50 per sq ft
EPC Rating	C (72)

Description

The office suites are located on the first floor of The Boardwalk providing a dual aspect light and airy self contained office space overlooking the marina. The accommodation is in excellent order with the benefit of Category 2 lighting, air conditioning, gas central heating and a meeting room off the main open plan office. Marina views, excellent car parking, attractive waterfront location, direct motorway access, bicycle storage, shower facilities available, 24 hour site security.

Business Rateable Value:

Units 1-2 – 1,591 sq ft first floor – RV £19,000.

Tenant to make their own enquiries on the accuracy of the information via the Valuation Office Agency - www.gov.uk

Location

Port Solent is strategically located close to Junction 12 of the M27 providing superb accessibility to

the south's motorway network whilst enjoying a prestigious waterfront location in the Country's third largest marina. There are a wealth of restaurants and bars together with David Lloyd Leisure Club and ample on site car parking.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
1st - Units 1 & 2	1,591	147.81
Total	1,591	147.81

Terms

A new lease is available on terms to be agreed.

Service Charge

There is a service charge for the communal running costs of the building together with estate management.

Further information on request.

Legal Costs

Both parties to pay their own legal costs.



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