

# PORTSMOUTH



Ground Floor Suite 004/005

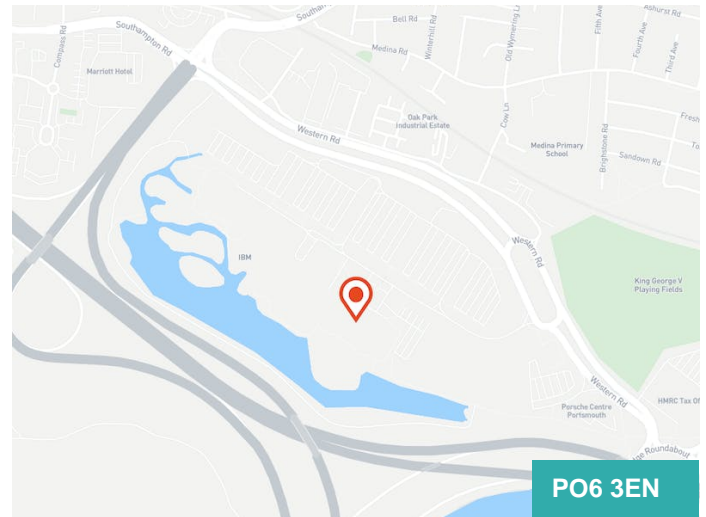
1000 Lakeside, PO6 3EN



## OFFICE TO LET

**6,673 SQ FT**

- Secure cycle parking
- 24 car spaces
- Partitioned offices and meeting spaces
- Server room and structured cabling throughout
- Fitted kitchen and dining area



## Summary

<b>Available Size</b>	6,673 sq ft
<b>Rent</b>	£124,000 per annum
<b>Rateable Value</b>	£78,000 from 1 April 2023
<b>Service Charge</b>	£64,995.02 per annum
<b>EPC Rating</b>	Upon Enquiry

## Description

The office suite is located on the ground floor a short walk from reception and cafe. The space is fully fitted with reception, meeting rooms and offices around the perimeter and open plan areas.

- \* Fitted Kitchen and dining area
- \* VAV air conditioning throughout
- \* 24 car parking spaces

## Location

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.

## Terms

The residue of an FRI lease is available to assign expiring 31 July 2023. A longer lease is available by negotiation.

## Legal Costs

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



**Russell Mogridge**  
02392203200  
07815 737175  
rmogridge@vailwilliams.com



**Alex Gauntlett**  
07584 657826  
agauntlett@vailwilliams.com

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 23/03/2023



