

PORTSMOUTH



West Suite First Floor 4000
Lakeside North Harbour,
PO6 3EN



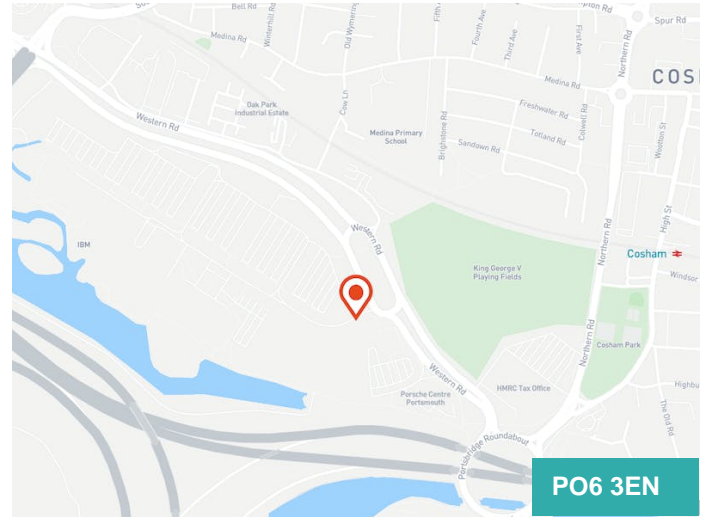
OFFICE TO LET

7,908 SQ FT

- Open plan, modern office
- Terrace with lake views
- VAV air conditioning
- 27 car spaces
- Secure cycle parking

Grade A Office To Let

vailwilliams.com



Summary

Available Size	7,908 sq ft
Rent	£189,795 per annum
Rates Payable	£60,650 per annum
Service Charge	£10.37 per sq ft
EPC Rating	D

Description

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.

Amenities include:

- * Terrace with lake views
- * VAV air-conditioning throughout
- * 27 car spaces
- * Secure cycle parking

Location

4000 Lakeside provides flexible, fully refurbished high quality office accommodation over ground and three upper floors and your working space doesn't end at the door to your office; you've got the feature roof terrace at your disposal too. Perfect for some peace and quiet or a breath of fresh air, and making the most of Lakeside North Harbour's landscaped surroundings.

With superb views across the lake to the front, and its own water feature to the rear, be it from the large windows, or the feature roof terrace, plus, excellent facilities within including a business lounge and winter garden, make 4000 an excellent choice for your company.

Accommodation

The accommodation comprises the following IPMS3 areas:

Name	sq ft	sq m
1st	7,908	734.68
Total	7,908	734.68

Terms

The office is available on a new full repairing and insuring lease on terms to be agreed.



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