



**3 ST GEORGES BUSINESS CENTRE, PORTSMOUTH, PO1
3EY**

OFFICE TO LET / FOR SALE
2,700 SQ FT (250.84 SQ M)



Summary

Self Contained Modern Offices with generous Parking

Available Size	2,700 sq ft
Rent	£50,000 per annum
Price	£650,000
Rates Payable	£19,336.25 per annum
Rateable Value	£38,750
EPC Rating	B (45)

- 12 car parking spaces
- Good train and bus links
- LED lighting
- Next to Gunwharf Quays
- Kitchen & breakout area



Location

 **3 St Georges Business Centre,
St. Georges Square,
Portsmouth, PO1 3EY**

St. Georges Business Centre occupies a prominent position in St. George's 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. 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.





OPC
Old Portsmouth
College

Further Details

Description

The accommodation comprises a mid terraced self contained office building with brick elevations. There is access to the property from the front and rear with allocated spaces to the rear.

The ground floor is mainly open plan and benefits from two self-contained WC's. The first floor is also mainly open plan but benefits from a kitchen/breakout room and an individual office. The second floor layout is currently split into 4 individual office areas.

Specifications:

3-storey offices

- Heating (New Boiler)
- Carpeted floors
- Suspended ceiling with LED panels
- Kitchenette on the ground floor
- Full kitchen on the first floor
- WC to ground and first floor
- Air Conditioning

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	635	58.99	Available
1st	1,015	94.30	Available
2nd	1,050	97.55	Available
Total	2,700	250.84	

Terms

Available on a new full repairing and insuring lease for a term to be agreed or the freehold is available to purchase.

Legal Costs

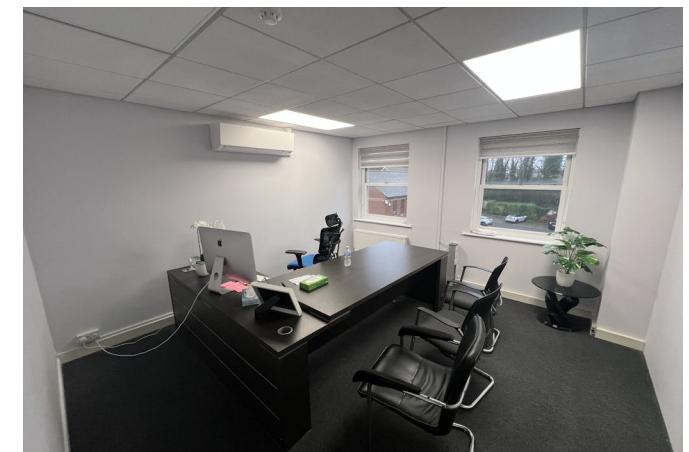
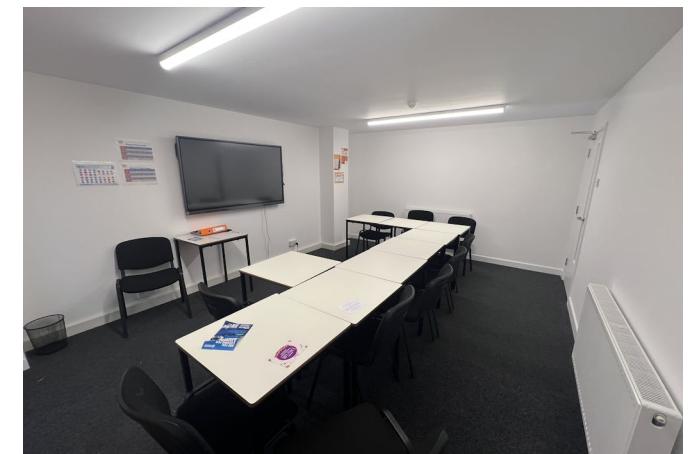
Each party to be responsible for their own legal costs incurred in this transaction.

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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