



**FIRST FLOOR, THE PORT HOUSE, PORT SOLENT,
PORTSMOUTH, PO6 4TH**

OFFICE TO LET

6,581 SQ FT (611.39 SQ M)



Summary

Open Plan Offices To Let

Available Size	6,581 sq ft
Rent	£138,500 per annum
Rateable Value	£113,000 1 April 2023
Service Charge	£21,712 per annum exclusive. Port Solent charge - £9,503 exclusive. Power consumption is separately metered.
Car Parking	40
EPC Rating	B (31)

- Open plan office
- 40 car parking spaces



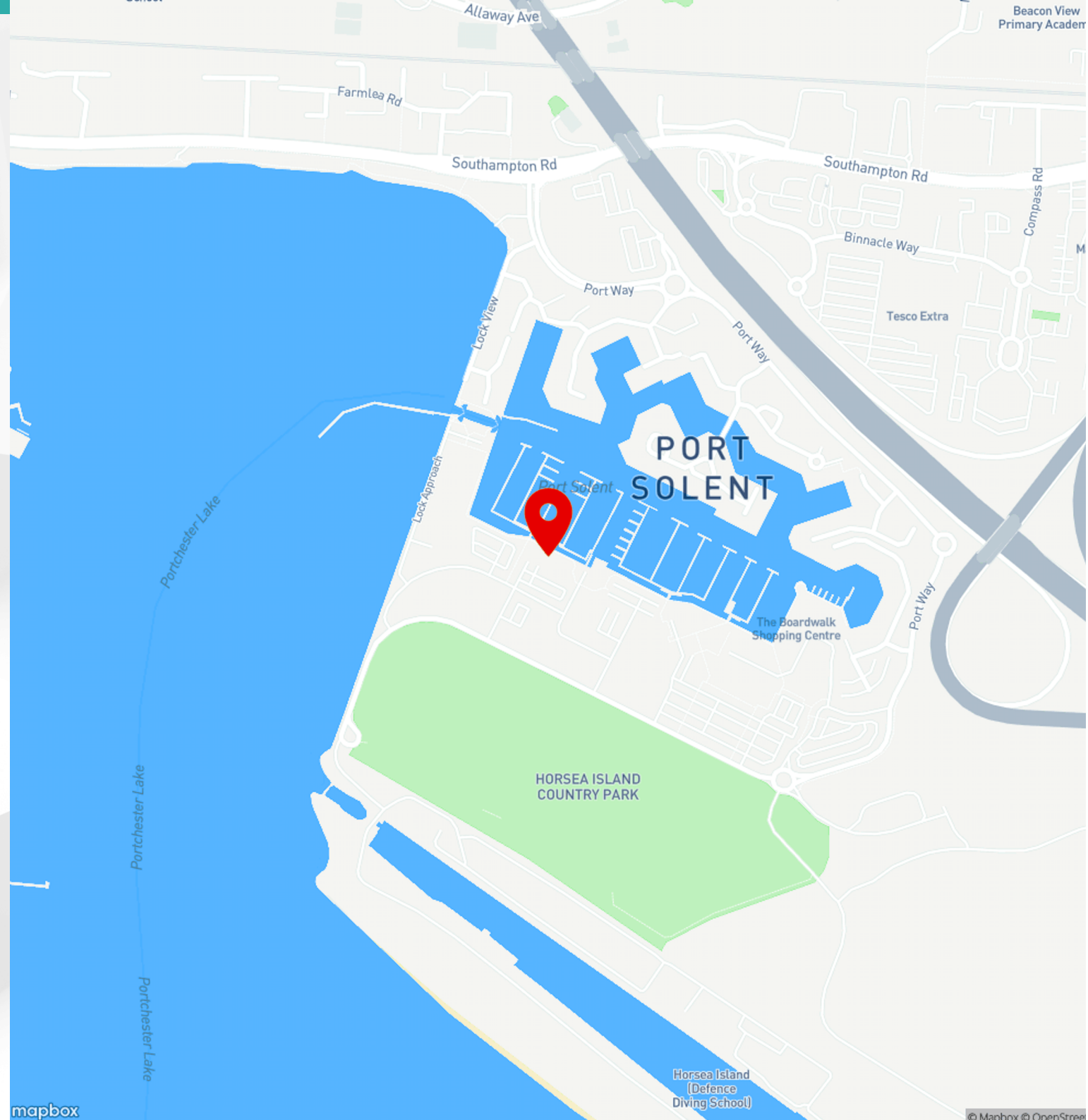
Location



**First Floor, The Port House,
Port Solent, Marina Keep,
Portsmouth, PO6 4TH**

Port House is located in a wonderful marina setting at Port Solent, with views across the marina and towards Portchester Castle. Port Solent is conveniently located on the outskirts of Portsmouth, with excellent access to the M27 motorway and A27 south coast main road. Both Portsmouth City Centre and Fareham Town Centre are under 5 miles away.

Port Solent itself offers wonderful amenities, not just a lunchtime walk around the marina, but also an abundance of cafes, restaurants and a David Lloyd Fitness Centre with inside and heated outside swimming pool. Other occupiers in the Building include Liquid Friday and Vanilla Gourmet Catering, who operate a cafe on the ground floor with two functions rooms for conferences and events.



Further Details

Description

Port House, is a purpose built 3 storey detached office building with the ground floor dedicated to marina facilities and café.

The first floor is accessed via a stairwell and lift with male and female WCs on each landing.

The first floor is accessed from the centre, providing an open plan office area with stunning views across the marina and benefits from suspended ceiling with recessed lighting, comfort cooling and perimeter cable trunking.

Accommodation

The accommodation comprises the following IPMS3 areas:

Name	sq ft	sq m
1st	6,581	611.39
Total	6,581	611.39

Terms

A new 5 year lease to be contracted outside the Landlord & Tenant Act 1954, with rent reviews to be agreed.

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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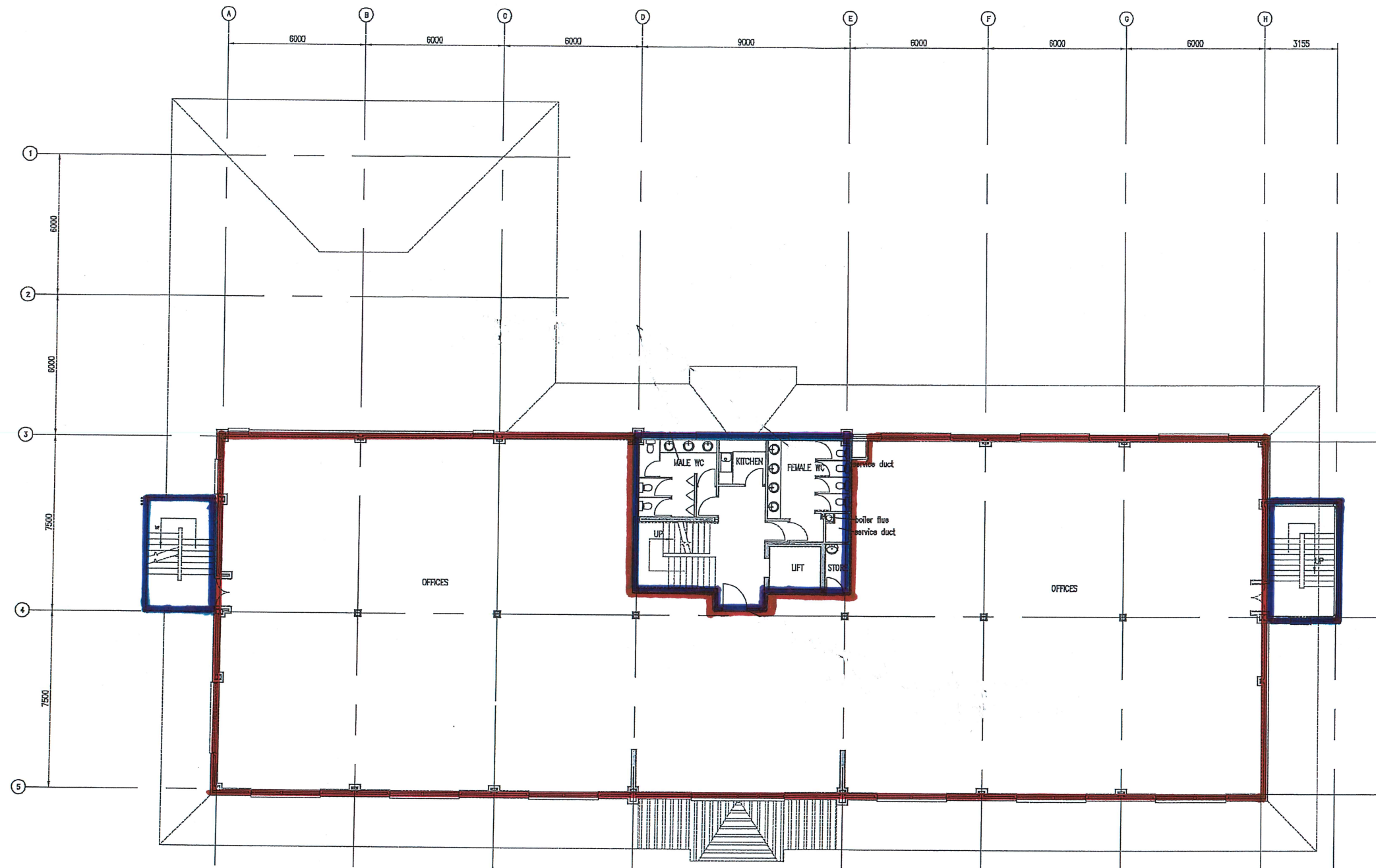
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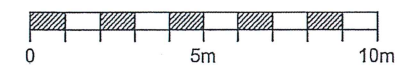
**Vail
Williams**

[View on our website](#)

GENERAL NOTES:
 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS.
 2. ALL FINISHES ARE TO CONFORM TO THE CURRENT BUILDING REGULATIONS.
 3. REFER TO A SEPARATE DOCUMENT FOR THE DESIGNER'S RISK ASSESSMENT.
 4. ALL WORKS OR MATERIALS INDICATED ON THIS DRAWING ARE TO BE TO THE LATEST RELEVANT BRITISH STANDARDS AND CARRIED OUT IN ACCORDANCE WITH THE BRITISH STANDARDS CODES OF PRACTICE OR RECOGNIZED INSTITUTE OR TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.



1:200 scale A3



PROPOSED FIRST FLOOR PLAN

INTERNAL PARTITIONS
 Partitions to consist of metal 70 'C' studs @ 600mm max c/s with 12.5mm Gyproc wallboard fixed to both sides. Include 12.5mm moisture resistant boards to wet areas. Include 25mm Isover APR 1200 acoustic insulation between studs (refer to plans for locations of insulation).

Revision	Date	Description	Drawn	Checked
A	Feb'15	Minor modifications	SF	

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Client:
 Premier Marinas

Project:
 The Port House
 Port Solent

Drawing Title:
 Proposed First Floor Plan

OPTION 1

Drawn By	Date	Checked By	Date	Approved By	Date
	Feb'15				

Drawing No.	Revision	Scale
14.2036.104	A	1:200 scale A3