



Suite 4, Boathouse 6, Victory Gate, HM Naval Base, College Road, Portsmouth, PO1 3LR

Character Building Within the Portsmouth Historic Dockyard

Summary

Tenure	To Let
Available Size	1,884 sq ft / 175.03 sq m
Rent	£32,000.00 per annum
EPC Rating	D (99)

Key Points

- Modern Internal Fit Out
- Open Plan Space
- Flexible Lease Terms Considered
- Lift
- Secure Environment
- Kitchen Area
- Shared W.C. and Shower Facilities

Description

The suite occupies the top floor of Boathouse 6 which is a stunning Grade II* Listed Building with views over the historic dockyard. The suite is predominantly open plan and has two small meeting rooms and kitchen area. The top floor of the unit benefits from shared male and separate female w.c.'s, each with a shower area.

The suite is accessed from an external staircase which incorporates a lift.

Location

The HM Naval Base is situated at the western end of Queen Street and the junction with The Hard. The subject premises is situated just inside Victory Gate on College Road within the historic setting of the Naval Dockyard. Boathouse 6 is well located with the mainline railway station and bus terminal a short walk to the south. Gunwharf Quays is 0.5 km to the south.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
2nd - Suite 4	1,884	175.03
Total	1,884	175.03

Specification

- * Mainly open plan space
- * Suspended Lighting
- * Fully Carpeted
- * Central Heating
- * Raised Flooring
- * Roof Lighting
- * Kitchen Area
- * Fully Networked
- * Separate Male & Female W.C.'s each incorporating a shower

Terms

Available on a new effective full repairing and insuring lease for a term to be agreed at a rent of £32,000 per annum.

Business Rates

Rateable Value £16,750 pa

You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

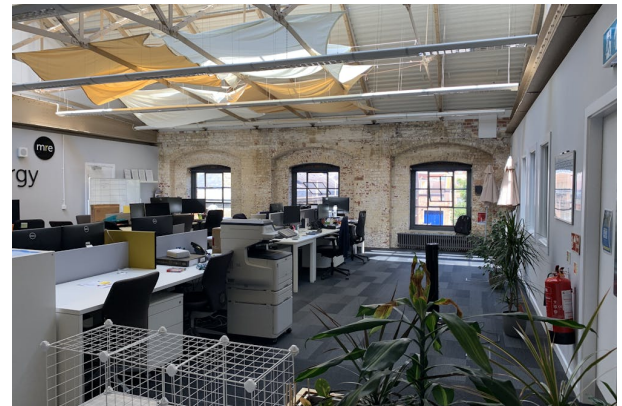
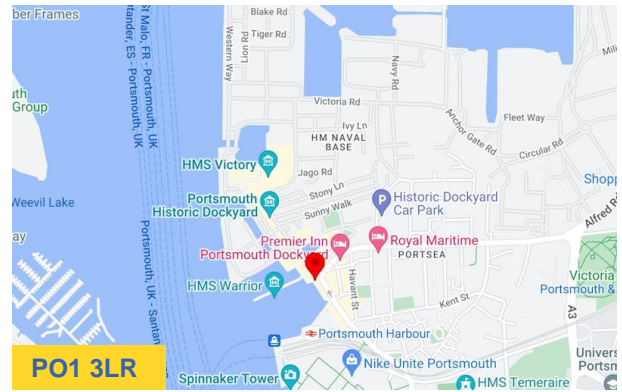
Other Costs

Service charge is quoted as £4,100 per annum, this does include utility costs (which utilities to be confirmed)

Buildings insurance we believe to be approx. £1,200 pa (to be confirmed)

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

Unless stated, all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

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