



**3-6 THE BOARDWALK, PORT SOLENT, PORTSMOUTH,
PO6 4TP**

OFFICE TO LET

2,815 SQ FT (261.52 SQ M)



Summary

Waterside Office Suite

Available Size	2,815 sq ft
Rent	exclusive of business rates, service charge, Port Solent Solent Marina Charge and VAT.
Rates Payable	£17,664 per annum
Rateable Value	£34,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

- Allocated car spaces
- Marina views
- Fibre optic broadband capability
- 24 hour site security
- Bicycle storage
- Shower facilities available
- Prestigious waterfront location
- Excellent motorway access



Location

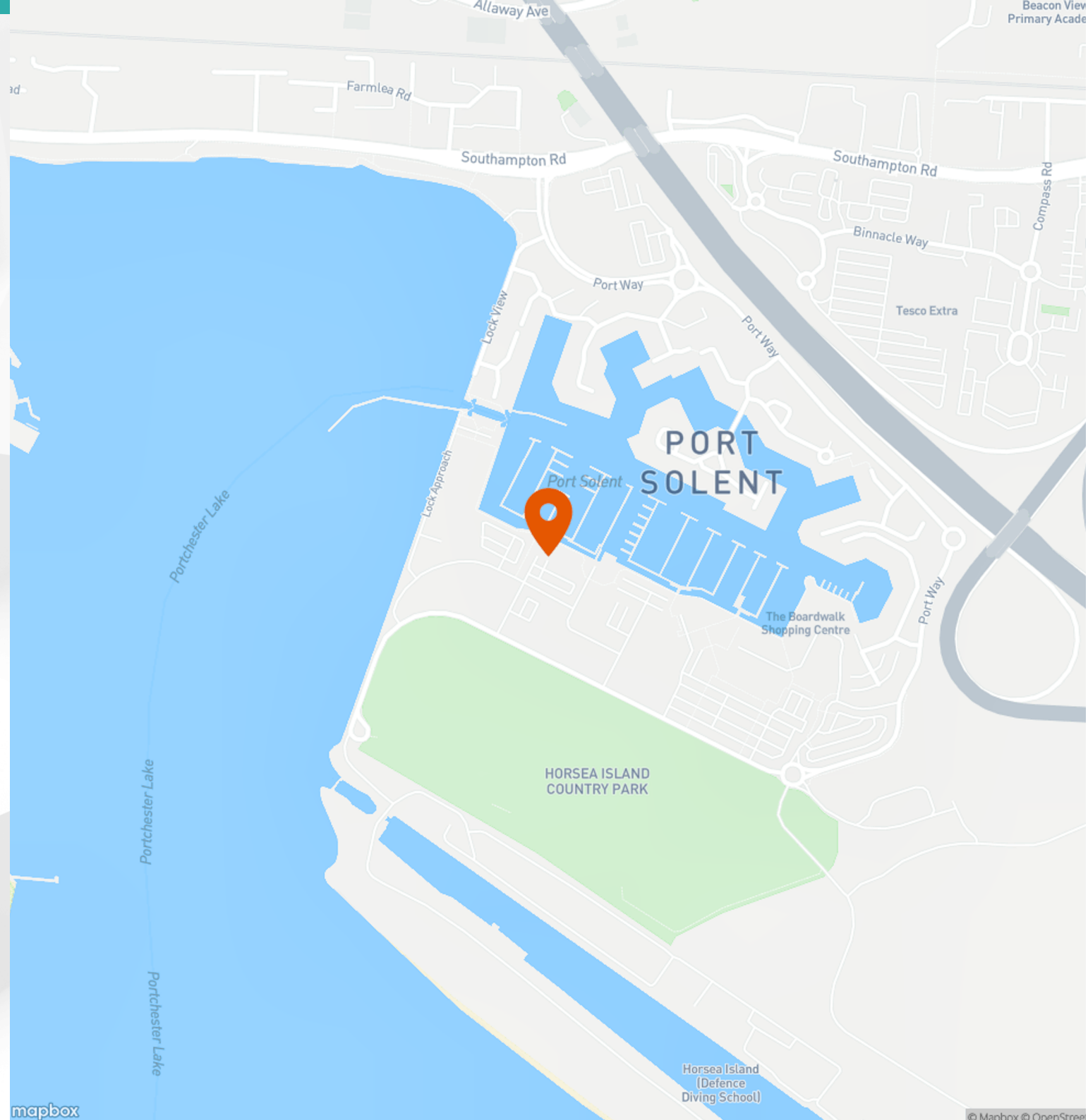


3-6 The Boardwalk, Port Solent, Portsmouth, PO6 4TP

Port Solent is strategically located close to Junction 12 of the M27 providing excellent access to the South Coasts motorway network. Central London is under 70 miles via the A3(M), Southampton Docks 18 miles west (M27), Chichester 7 miles east (A27) and Gunwharf Quays 6 miles south (M275).

Port Solent Facilities

Port Solent enjoys a prestigious waterfront location in the Country's third largest marina. There are a wealth of restaurants and bars together with David Lloyd Leisure Club and ample on site car parking.





Further Details

Description

The office benefits from male and female WCs and a fitted kitchen.

The offices have attractive views across the marina basin and provide an attractive working environment.

The premises benefit from the following:

- Allocated car park
- Marina views
- Fibre optic broadband capacity
- 24 hour site security
- Bicycle storage
- Shower facilities available

Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
1st	2,815	261.52
Total	2,815	261.52

Terms

The premises are available on new effective full repairing and insuring leases for a term to be agreed.

Service Charge/Port Solent Charge

There is a service charge for the communal running costs of the building and a marina charge. To be confirmed.

Legal Costs

Each party to be responsible for their own legal costs incurred in a 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



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657826



Oliver Hockley

ohockley@vailwilliams.com

07557 504952



**Vail
Williams**

[View on our website](#)