



MAY QUALIFY FOR SBRR



## Suite C, The Old Treasury, 7 Kings Road, Southsea, PO5 4DJ

Self Contained Office Suite

### Summary

Tenure	To Let
Available Size	640 sq ft / 59.46 sq m
Rates Payable	£3,642.70 per annum
Rateable Value	£7,300
EPC Rating	C (66)

### Key Points

- First Floor Office Suite
- Air conditioning
- Allocated Parking

# Suite C, The Old Treasury, 7 Kings Road, Southsea, PO5 4DJ

## Description

Suite C is situated on the first floor of the building and is accessed via the rear car park entrance door. The suite shares communal toilets and a tea point.

## Location

Portsmouth benefits from excellent transport links, with the M27 and A3M road networks giving to the rest of the South Coast as well as London. Southampton International Airport is approximately 30 minutes by road. As well as the close proximity of the airport. Portsmouth is a cross channel ferry port with regular services to France and Spain.

The Old Treasury is a multi let office building situated on the corner of Kings Road and St Paul's Road just off Landport Terrace (A288). The building is close to Southsea seafront and the leisure and retail facilities in Southsea Town Centre.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Office	640	59.46	Available
<b>Total</b>	<b>640</b>	<b>59.46</b>	

## Specification

- Suspended ceiling
- CAT 2 Lighting
- Wood effect floor
- Meeting room
- Air Conditioning
- Shared Male and Female Wcs
- Allocated parking

## Terms

£8,500 per annum.

Available on a new effective Full Repairing and Insuring lease for a term to be agreed, from 5th March 2024.

## Business Rates

Ratable Value £7300

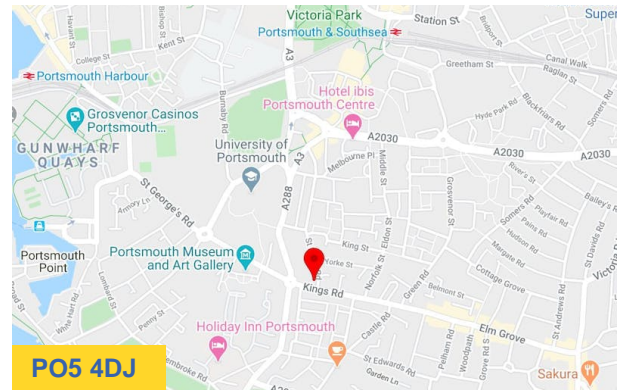
You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping, management fees. Additionally Buildings Insurance is also payable.

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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