



## 2 Links House, Fairway Business Centre, Dundas Lane, Portsmouth, PO3 5BL

Well Positioned Open Plan Ground Floor Offices

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	534 sq ft / 49.61 sq m
<b>Rent</b>	£11,000.00 per annum
<b>Rates Payable</b>	£3,343.30 per annum
<b>Rateable Value</b>	£6,700

### Key Points

- Qualifies For Small Business Rates Relief
- Modern Offices
- Prominent Position
- Good Parking
- Fast Internet Connection 100mbs (up & down)

## Description

The subject premises comprise ground floor mid-terrace offices of brick construction under a tile clad pitched roof.

The property is at the northern end of the terrace, with LED lighting, suspended ceiling, WC with wash-hand basin and kitchenette.

## Location

The subject premises are located on a prominent position on the junction of Dundas Lane and Airport Service Road. From the property there is easy access onto the Eastern Road and northbound towards the M27 and A27 and south towards Portsmouth City Centre and Southsea.

The units are situated at the northern end of the terrace overlooking the junction of Dundas Lane and Airport Service Road.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground	534	49.61	To Let	Under Offer
<b>Total</b>	<b>534</b>	<b>49.61</b>		

## Terms

£11,000 per annum exclusive of VAT

Available on a new full repairing and insuring lease for a term to be agreed.

## Business Rates

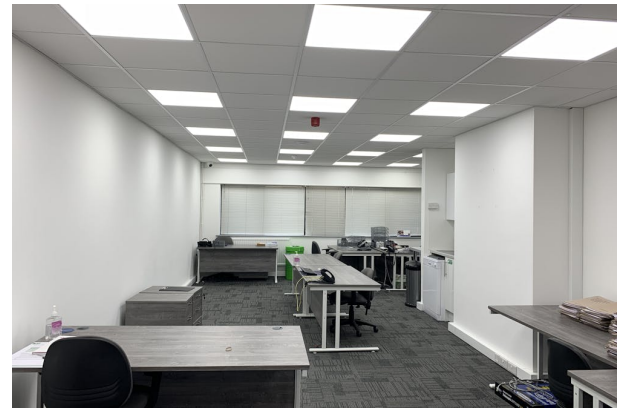
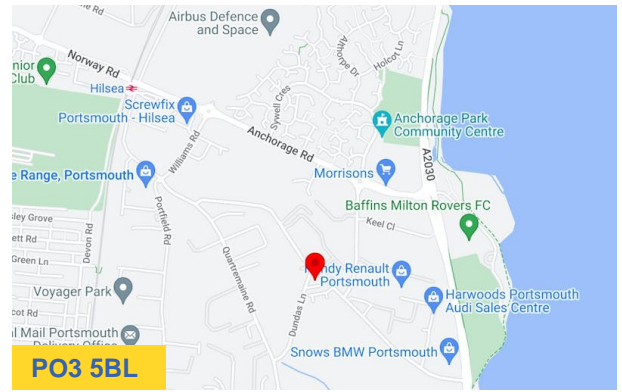
Rateable Value £7,600

You are advised to make your enquiries in this regard to the local authority before making a commitment to lease.

## Other Costs

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

VAT - Unless otherwise stated all costs and rents are exclusive of VAT.



## Viewing & Further Information

**Tom Holloway**

023 9237 7800 | 07887602603

tom@hi-m.co.uk

More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)

**023 9237 7800**



**hi-m.co.uk**

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that, These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 15/04/2024





