



## Second Floor Porters Lodge, 19 College Road, HM Naval Base, Portsmouth, PO1 3LJ

OFFICE SUITES WITH HARBOUR VIEWS.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	114 to 501 sq ft / 10.59 to 46.54 sq m
<b>Rent</b>	£3,500.00 - £15,000.00 per annum Rent includes service charge
<b>EPC Rating</b>	D (77)

### Key Points

- Fully Refurbished Office Suites
- Excellent Broadband Speeds
- Secure Environment
- Historical Setting

## Description

The subject suites have been refurbished and are located within the stunning, Grade II Listed Porters Lodge constructed in 1708. The suites are available on a flexible terms, including toilet and kitchen facilities.

## Location

The subject premises are situated in the entrance of the historic Naval Dock Yard, access via the Victory Gate which in turn is situated off Queen Street near Portsmouth Harbour.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Rent	Availability
Unit - Suite 4	114	10.59	To Let	£3,500 /annum	Available
Unit - Suite 5	172	15.98	To Let	£5,000 /annum	Available
Unit - Suite 6	215	19.97	To Let	£6,500 /annum	Available
<b>Total</b>	<b>501</b>	<b>46.54</b>			

## Terms

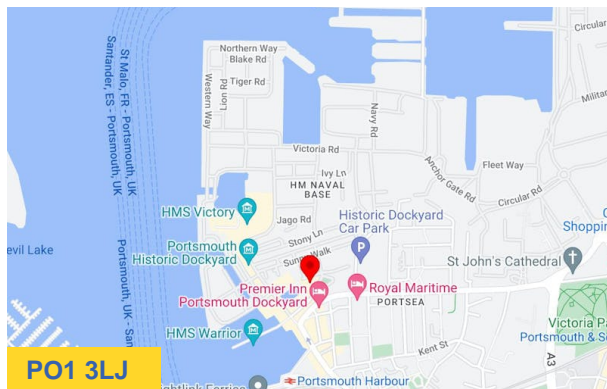
Available on a flexible arrangement for a term to be agreed.

## Other Costs

Deposit 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

**Tom Holloway**

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SECOND FLOOR