

# PORTSMOUTH

Third Floor Building 2000  
Lakeside, PO6 3EN



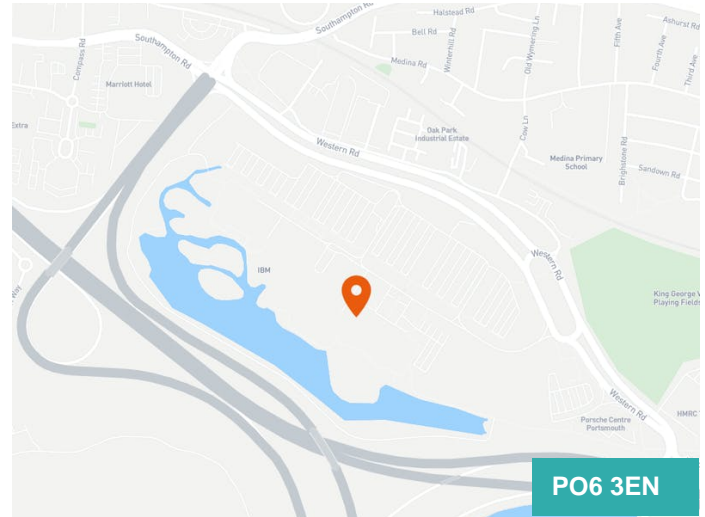
## OFFICE TO LET

**11,301 SQ FT**

- Secure cycle parking
- Electric vehicle charging points
- Use of 250 seated auditorium

**Top Floor Office Suite**

[vailwilliams.com](http://vailwilliams.com)



## Summary

<b>Available Size</b>	11,301 sq ft
<b>Rent</b>	£271,225 per annum
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	£10.37 per sq ft
<b>EPC Rating</b>	Upon Enquiry

## Description

Lakeside North Harbour offers high quality, flexible office space, adjacent to the M27, with easy access to the M27 & A3(M) together with Portsmouth City Centre. With its established business community facilitating various networking opportunities, high specification office space with the flexibility for bespoke fit-out tailored to your company requirement and budget, extensive car parking and dedicated on-site management team, Lakeside North Harbour offers an exciting solution for companies seeking business space in the Central South.

## Location

Lakeside North Harbour is accessed from Junction 12 of the M27 and has quick links towards London. Portsmouth's continental ferry port and Southampton Airport, all within easy reach.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
3rd	11,301	1,049.90
<b>Total</b>	<b>11,301</b>	<b>1,049.90</b>

## Terms

The office is available on a new full repairing and insuring lease on terms to be agreed.

## Legal Costs

Each party to pay their own legal costs.



**Russell Mogridge**

02392203200

07815 737175

rmogridge@vailwilliams.com

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 14/04/2022

