



**THIRD FLOOR BUILDING 2000 LAKESIDE, PORTSMOUTH,
PO6 3EN**

OFFICE TO LET

11,301 SQ FT (1,049.90 SQ M)



Summary

TOP FLOOR OFFICE SUITE

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

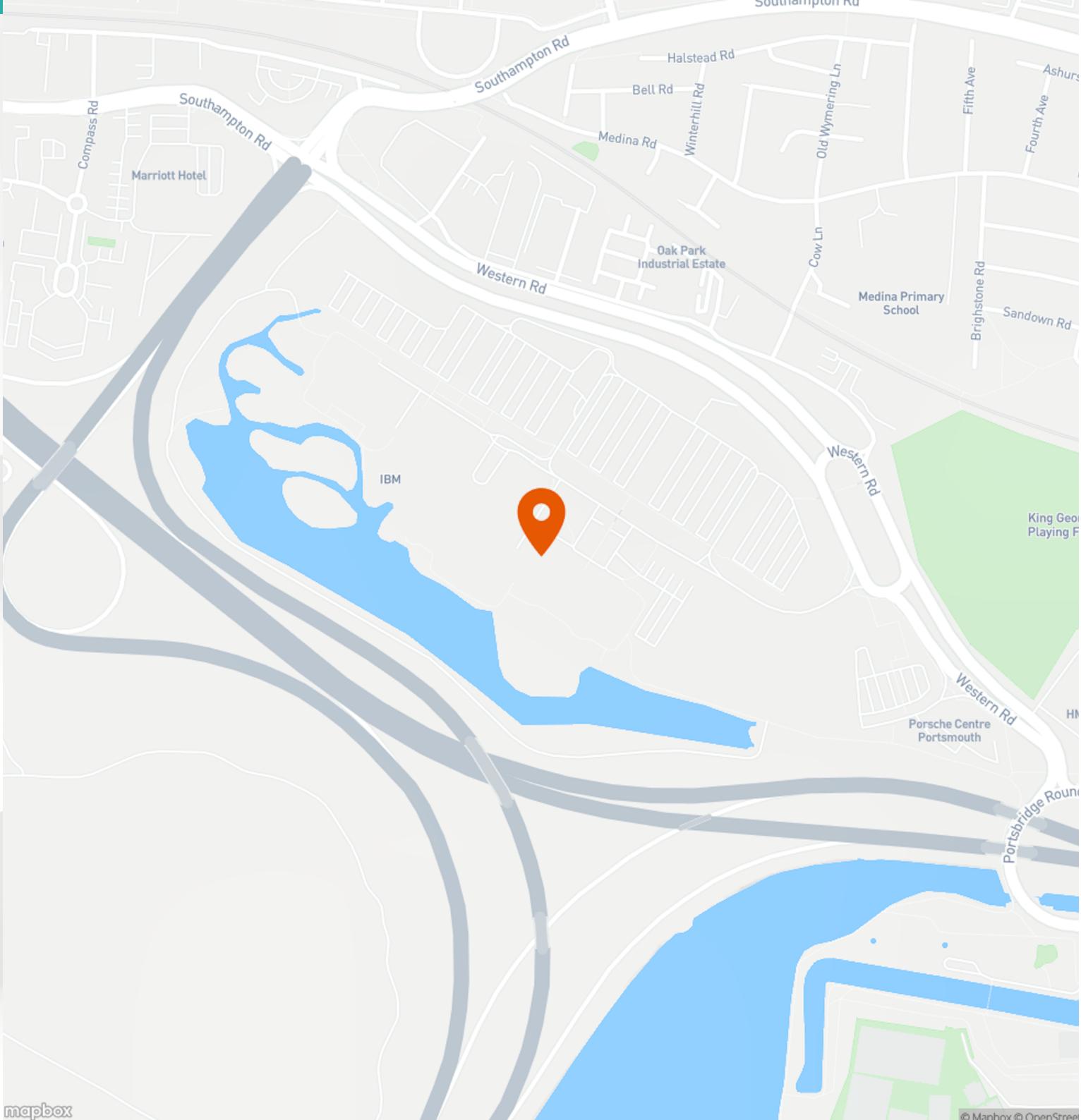
- Secure cycle parking
- Electric vehicle charging points
- Use of 250 seated auditorium



Location

 Third Floor Building 2000
Lakeside, North Harbour,
Portsmouth, PO6 3EN

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.



Further Details

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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
3rd	11,301	1,049.90
Total	11,301	1,049.90

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.

Viewings

Strictly by appointment through the sole agent.

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



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