



## First Floor Offices, Unit 5, Partnership Park, Southsea, PO4 8DF

Modern, Renovated First Floor Office Space

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,340 sq ft / 217.39 sq m
<b>Rent</b>	£30,000 per annum
<b>Service Charge</b>	£524 per annum
<b>Business Rates</b>	To be assessed
<b>EPC Rating</b>	B (29)

### Key Points

- Recent Renovation
- Kitchen & WCs
- 6 parking spaces
- Modern design and fit out

# First Floor Offices, Unit 5, Partnership Park, Southsea, PO4 8DF

## Description

Unit 5 was constructed in Phase 1 of the Partnership Park Development and completed in 2006.

The first floor office space is of modern design, and was renovated post-covid. It is carpeted throughout with data trucking, LED lighting, WCs and kitchen space. There is space for a board room, or training room, as well as separate management room.

## Location

Partnership Park is located in central Portsmouth, just off Rodney Road, Fratton between St Mary's Hospital and Fratton Park Football Stadium. This is a densely populated area and has, in recent years, become well established as a retail/trade park location with nearby occupiers including B&Q, Formula One Auto Centre, Bath Store and Howdens. Access to Portsmouth City Centre (approximately 1.5 miles) is available via Goldsmith Avenue with the M27 accessed via the Eastern Road (A2030) and the A27. Fratton Railway Station is also nearby.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	2,340	217.39	Available
<b>Total</b>	<b>2,340</b>	<b>217.39</b>	

## Specification

- \* CCTV,
- \* Cat 6 cabling,
- \* Security windows,
- \* LED lighting,
- \* Modern Kitchen with dish washer etc.,
- \* Carpeted,
- \* M/F WC first floor,
- \* Disabled WC downstairs,
- \* Air-conditioning,
- \* Shared entrance

## Terms

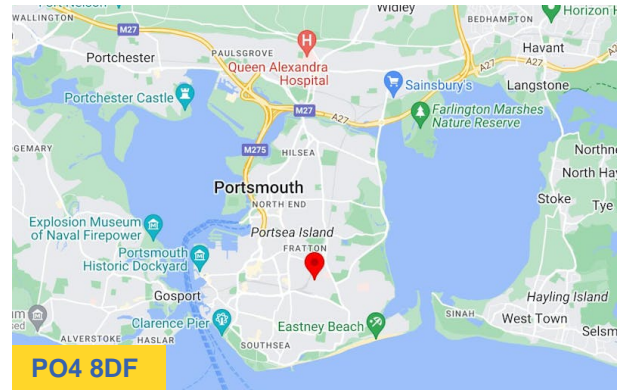
Available on a new effective full repairing and insuring lease for a term to be agreed at a rent of £30,000 per annum.

## Business Rates

To be assessed

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees, currently £524 per annum + VAT 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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