

Second & Third Floors, Internet House, 33 Kingston Crescent Portsmouth PO2 8AA

TO LET | 120.77 sq. m. - 241.54 sq. m. (1,300 sq. ft. - 2,600 sq. ft.)











2 | Second & Third Floors, Internet House, Portsmouth

Hellier Langston | 01329 220 111 | fareham@hlp.co.uk | www.hlp.co.uk

# Summary

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Allocated car parking (2 per floor)

# Description

The property comprises two upper floors of self-contained offices suites each with their own refurbished toilet and kitchen facilities.

The property was refurbished a few years ago to a high standard. Each suite has the benefit of air-conditioning and front and rear full width glazing providing an excellent level of natural light.

## Rent

£11 per sq. ft. per annum exclusive of rates, VAT & all other outgoings.

#### Tenure

Available on a floor-by-floor basis or combined by way of a new full repairing and insuring lease on terms to be agreed.

Note: There is to be a service charge levied to cover communal costs (approx. £1.59 sq. ft. pa inclusive of buildings insurance).

### Rateable Value

2nd floor - £17,750 3rd floor - £16,000

#### Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

| Floor        | Sq. m  | Sq. ft |
|--------------|--------|--------|
| Second Floor | 120.77 | 1,300  |
| Third Floor  | 120.77 | 1,300  |
| Total:       | 241.54 | 2,600  |

## **EPC** Ratina

Rating - D84

### Location

The property is conveniently located adjacent to the M275 at the entrance of Portsmouth city centre. The M27 and A27, located approx. 1 mile to the north, provide excellent access to the east, west and north via the A3(M).

#### V/AT

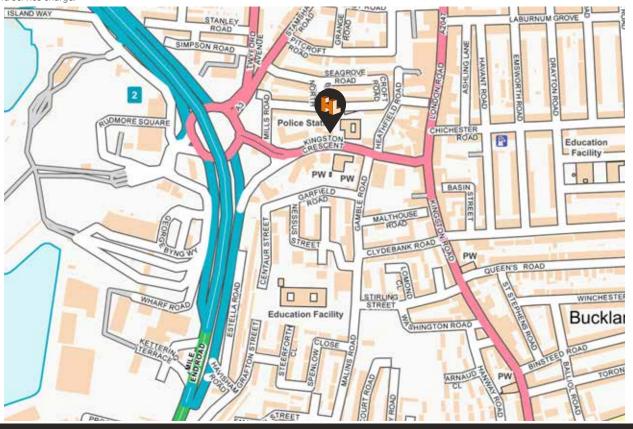
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. It is understood VAT is payable on rents and service charge.

## Viewing

Strictly by appointment with the sole agents Hellier Langston.

# Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



Schedule an appointment

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