





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.)







## Summary

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

 Available on a floor by floor basis or combined

 Excellent transport links

 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 Rating

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).

## VAT

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

[www.hlp.co.uk](http://www.hlp.co.uk)

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Contact our agency team

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