



PRELIMINARY DETAILS

**SUITE 001 WEST, BUILDING 1000 LAKESIDE,
PORTSMOUTH, PO6 3EN**

OFFICE TO LET

2,100 SQ FT (195.10 SQ M)



Summary

FULLY FITTED AND FURNISHED GROUND FLOOR OFFICE SUITE

Available Size	2,100 sq ft
Rent	£50,400 per annum
Rates Payable	£19,710.50 per annum Interested parties are advised to make their own enquiries in respect of Business Rates.
Service Charge	£22,774.76 per annum
EPC Rating	Upon enquiry

- Open plan office space
- Fully fitted and ready to occupy
- Kitchen and staff area
- Server room with IT cabling in situ
- Board room
- 7 allocated car parking spaces plus visitors



Location

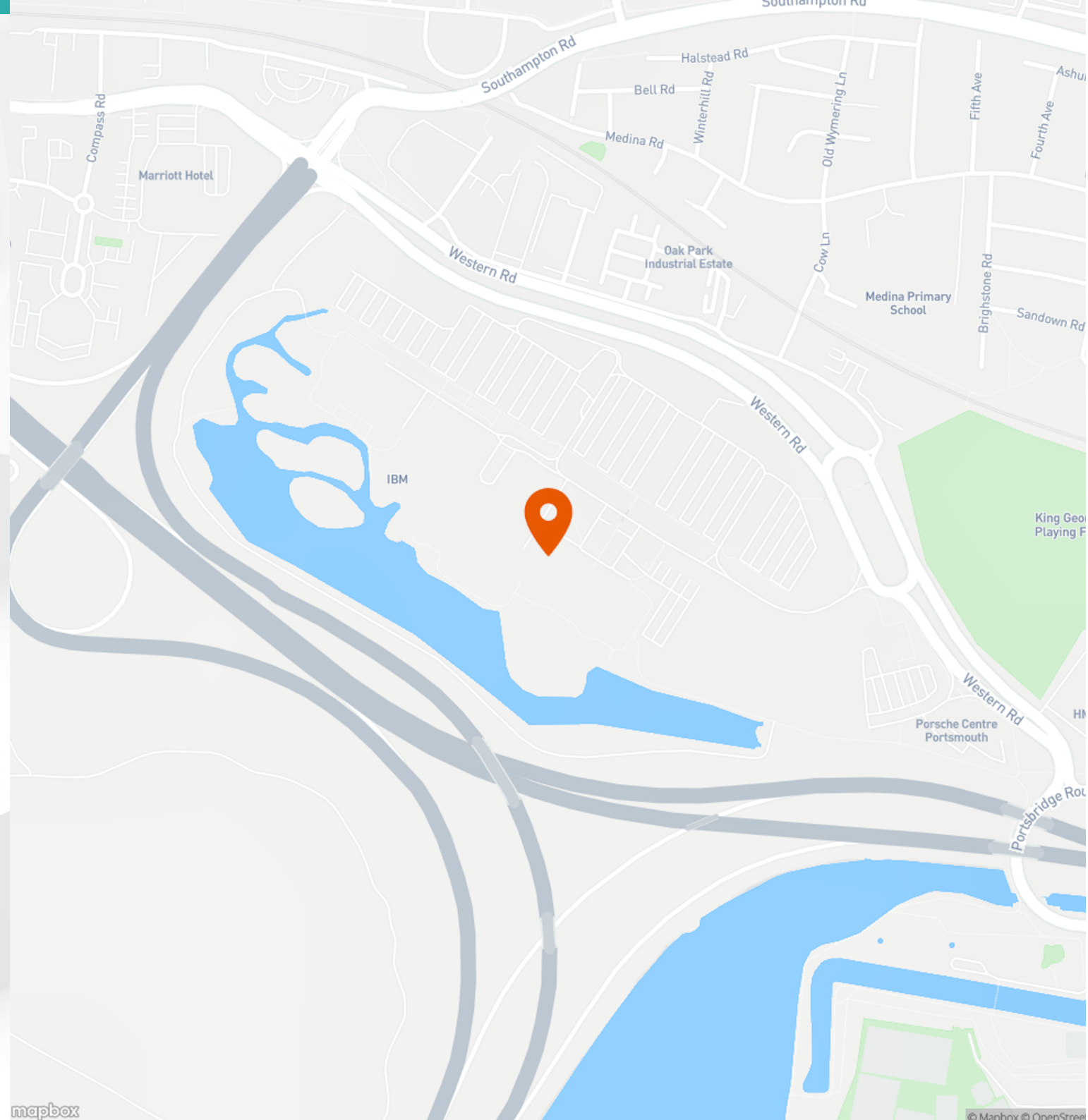


**Suite 001 West Building 1000
Lakeside, North Harbour,
Portsmouth, PO6 3EN**

Lakeside North Harbour provides a unique business community within its own self-contained secure office campus located next to junction 12 of the M27 and the M275 leading into Portsmouth City Centre. The office park is accessed via Western Road.

Lakeside provides an array of amenities including business lounges, auditorium, bookable meeting spaces, 90 place creche, on-site cafés including Starbucks, Subway together with Southern Co-Op convenience store. There is a village hotel with spa and gym.

Other occupiers include Check a Trade, AT&T, NHS and Babcock.



Further Details

Description

The office suite is located on the ground floor a short distance from the main reception of Building 1000. The suite is fully fitted to include kitchen and staff area, board room, server room and open plan office space.

The office suite comes fully furnished including IT cabling. Offering a true plug and play solution if you are looking for a quick and cost effective relocation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite 001	2,100	195.10	Available
Total	2,100	195.10	

Terms

The existing Full Repairing & Insuring lease dated 2 November 2016 for a 10 year term is available by way of assignment, expiring on 24 November 2026 at a rental of £50,400 per annum exclusive.

Please note on the lease expiry the landlord can ask for the fit-out to be removed and the office suite presented as open plan space.

Other Costs

Electricity: £2,760 per annum, plus VAT

Cleaning: £2,253.00 pa plus VAT based on 2 cleans per week (can request more or special cleans).

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money-Laundering

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.

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.

Enquiries

All enquiries to sole letting agents Vail Williams.



Enquiries & Viewings



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 **Vail
Williams**
[View on our website](#)