

FIVE QUAY POINT, PORTSMOUTH, PO6 3TD

OFFICE TO LET

4,402 SQ FT (408.96 SQ M)

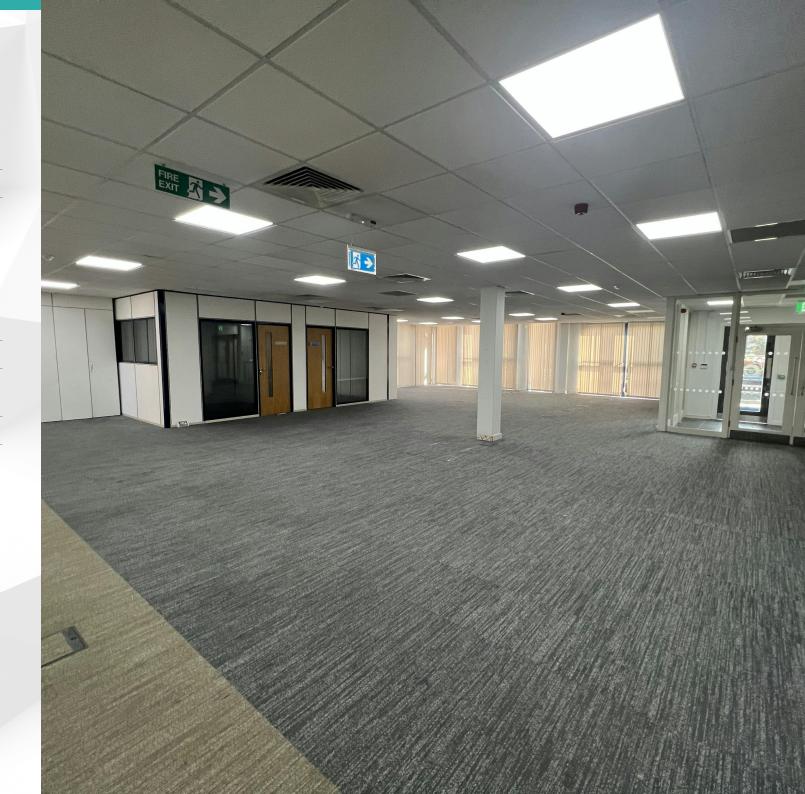


Summary

Modern office suite

Available Size	4,402 sq ft	
Rent	£62,000 per annum	
Rates Payable	£28,860 per annum	
	Interested parties to	
	make their own	
	enquiries via the Value	
	office agency	
	(www.voa.gov.uk)	
Rateable Value	£52,000	
Service	£12,687.13 per annum	
Charge		
EPC Rating	B (47)	

- Flexible lease terms
- Air conditioned
- 22 parking spaces
- Available immediately

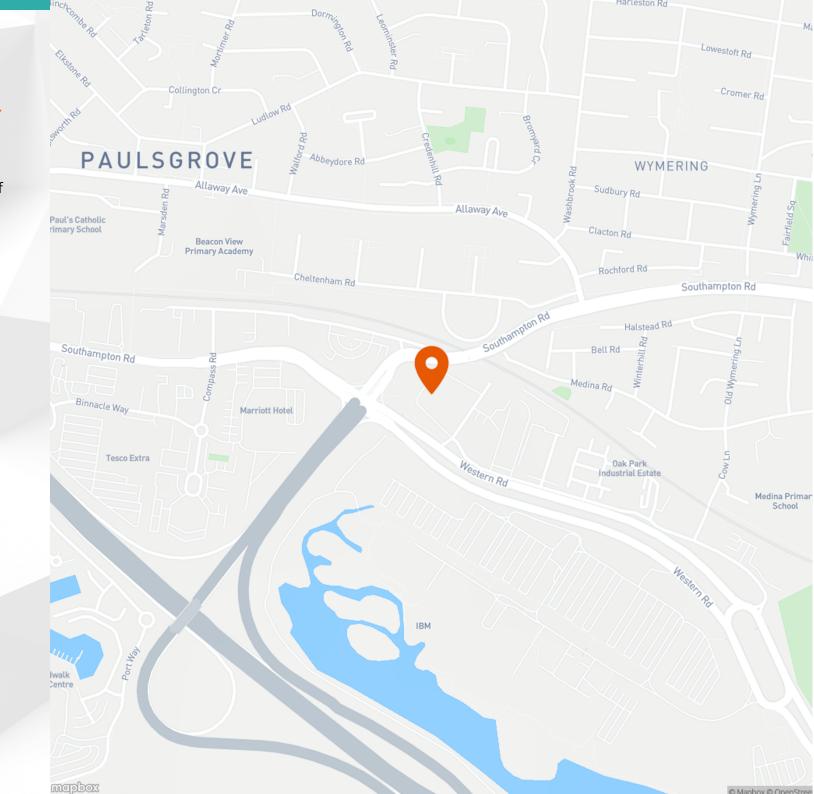


Location



Five Quay Point, Northarbour Road, Portsmouth, PO6 3TD

The building is located at the entrance of Northarbour Road and accessed from the A27 Western Road. The property sits approximately 0.5 miles from the M275/M27 junction providing a direct route into the centre of Portsmouth and the wider south coast population centres of Fareham and Southampton. Cosham train station is also a 1 mile walk away. The property also benefits from the proximity to the Port Solent shops ad restaurants and the Lakeside Campus.





Further Details

Description

Five Quay Point is a modern self contained office building spanning two floors. Internally the ground floor is available providing mainly open plan accommodation benefiting from meeting rooms and a large kitchenette/breakout area. The suite benefits from excellent natural light, comfort cooling, carpet, and WC's. There are 22 allocated parking spaces.

Accommodation

The accommodation comprises of the following Net Internal Areas:

Name Ground	sq ft	sq m 408.96
	4,402	
Total	4,402	408.96

Terms

A new effective Full Repairing and Insuring lease, subject to a service charge, upon terms to be agreed.

Service Charge

The Landlord maintains the common areas of the estate which includes the car park and landscaping with all tenants contributing by way of a service charge.

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

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.

Legal costs

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

Viewings

Strictly by appointment through the joint sole agents.





















Enquiries & Viewings



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