



**South Office, Unit 2, Harbour Gate Business Park,
Southampton Road, Portsmouth, PO6 4BQ**
Prominent First Floor Offices

Summary

Tenure	To Let
Available Size	1,155 sq ft / 107.30 sq m
Rent	£24,000 per annum All inclusive rent (includes rates, utilities & service charge)
Service Charge	N/A
Business Rates	N/A

Key Points

- All inclusive rent
- Lift access
- Close to amenities
- Kitchenette
- Excellent transport links
- Allocated Parking

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PORTSMOUTH **023 9237 7800**

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Description

The property is part of a modern development of several high quality industrial/business units.

The offices are accessed via a self-contained ground floor entrance, leading to an internal staircase along with full lift access. At first floor level the unit is arranged to provide office accommodation which offers scope to be reconfigured to meet individual occupiers requirements. The office benefits from a kitchenette.

Male and female WC facilities are provided and accessed via a hallway at first floor level. There is also the use of WC facilities on the ground floor.

The floor benefits from having double glazing, suspended ceilings, LED lighting and gas central heating.

Location

The subject premises is situated on the northern side of Southampton Road, close to the Pall Europe offices and adjacent to the Premier Inn. Southampton Road has easy links onto the M27 motorway network via junction 12.

Southampton is some 20 miles to the west, with Havant some 5 miles to the east. The M27 also links with the A3 (via A27) to the east and M3 to the west

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - South Office	1,155	107.30	Available
Total	1,155	107.30	

Specification

- Kitchenette
- Double glazing
- Suspended ceilings
- LED lighting
- Gas central heating
- Meeting rooms
- Parking

Terms

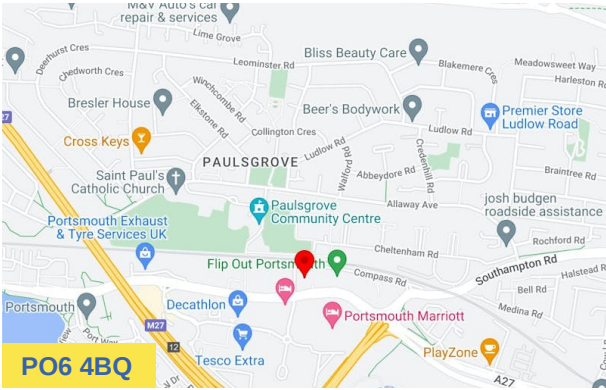
Available on a new effective Full Repairing & Insuring lease for a minimum term of 3 years.

Rent on an all inclusive basis at £24,000 per annum to include rent, business rates, utilities & service charge. Building insurance is charged separately on an annual basis.

Other Costs

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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