

SECOND FLOOR LET TO **GARDX**

LAKE HOUSE



P O R T S O L E N T

TO LET

Prime Waterside Offices

NEW EPC RATING: A-22

8,096 sq ft - 17,292 sq ft

LAKE HOUSE TWO PORT WAY PORT SOLENT PO6 4TY

CONVENIENCE ON YOUR DOORSTEP.

Lake House is situated at Port Solent, an established marina and well-known commercial location.

Port Solent has become an internationally recognised destination due to the development of the impressive Port Solent Marina. Completed in 1988, the £200 million scheme comprises an 808-berth marina, luxury residential housing and a wide range of retail and leisure amenities.

The marina has attracted a number of national leisure and retail occupiers, including Prezzo, David Lloyd Leisure Centre and Odeon Cinemas. In addition to a Premier Inn, a Marriott Hotel and a Tesco Extra, Lake House benefits from the retail and leisure facilities at Portsmouth Retail Park which are within easy walking distance of the marina.



Lake House (circled) situated within the Port Solent 808 berth marina.

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MAKING THE RIGHT IMPRESSION.

Waterside Offices set within
2 acres of landscaped grounds.

Impressive from the moment you see it, Lake House is set within well maintained landscaped grounds with views over Paulsgrove Lake. The property provides superior accommodation over three floors accessed by a passenger lift.

Specification

- Open plan floor plates
- Air conditioning & passenger lift
- 20 electric vehicle parking points
- Shower facilities (1st & 2nd floor)
- New architect designed reception
- Fully carpeted raised access floors
- Suspended ceilings with LED lighting
- 144 car parking spaces (ratio of 1:177 sq ft)
- Energy Performance Certificate: Rating A-22



Flexible
Work Space



Air
Conditioning



Shower
Facilities



Raised
Access Floors



LED
Lighting



Car Park
EV Charging



EPC
Rating A



Lake House total accommodation 17,292 sq ft (1,606.53 sq m)

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Sun, sea, health and wellbeing. Business has never looked better.

AN INSPIRING PLACE, WHERE YOUR BUSINESS CAN THRIVE.

Lake House is an impressive building situated within two acres of landscaped grounds at Port Solent.

Both relaxing and tranquil, It's the perfect place for you and your team to benefit from the wellbeing that comes with a healthy waterside lifestyle.

Fresh air and a cooling sea breeze, Port Solent offers a work/life balance that is second to none and to further emphasise the point there is also Port Solent Country Park, complete with stunning meadows and beautiful cycle trails.

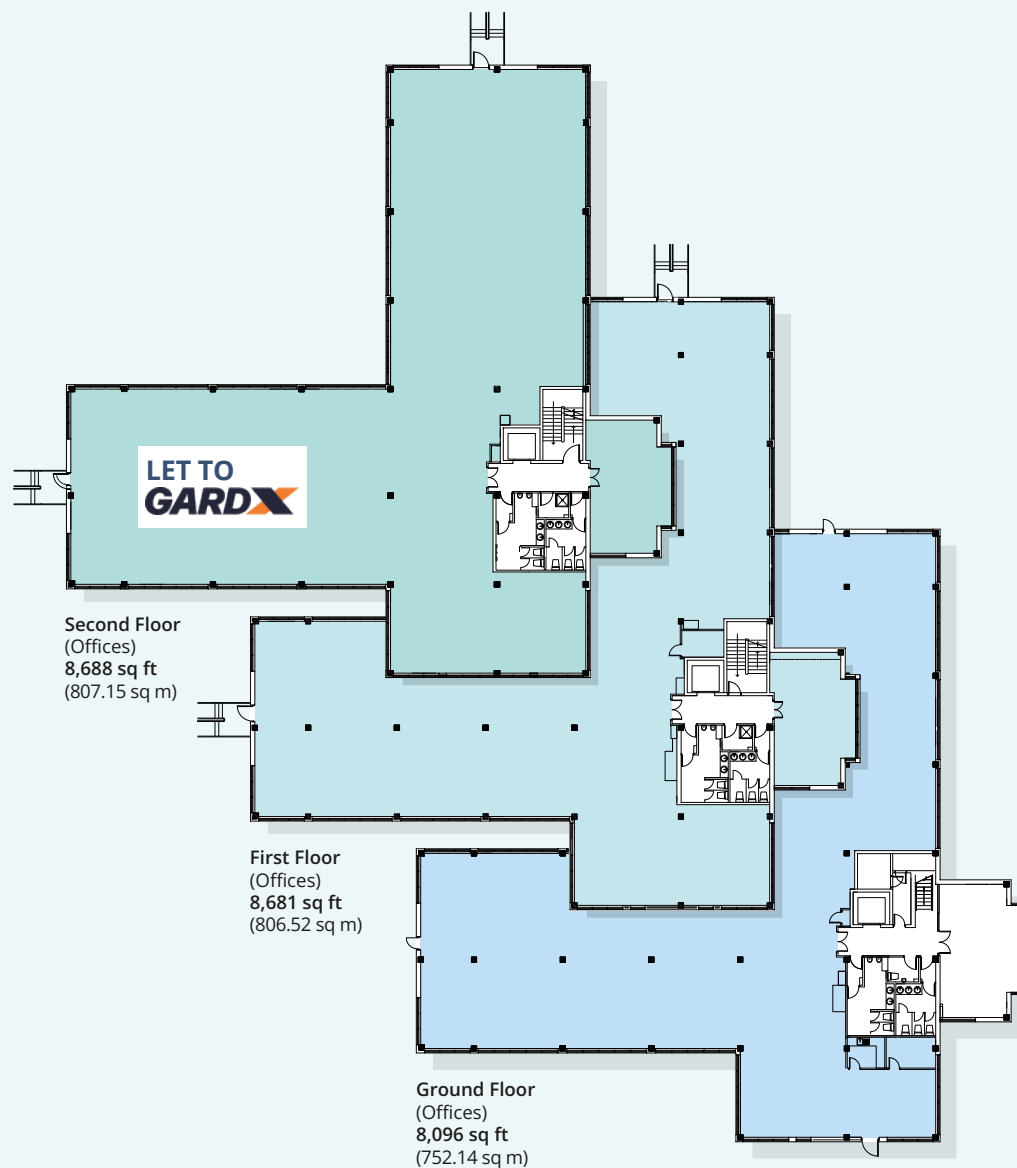
ESG

Being both responsible and sustainable, Lake House features many green credentials including 20 electric vehicle charging points, LED lighting throughout and solar shading to the windows. It even has an EPC rating of A-22 which put simply, means it is very energy efficient and benefits from lower heating costs.

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FLEXIBILITY PROVIDES ALL THE SPACE YOU NEED AND MORE.

With the potential to divide floors, or even take a little more than one floor, flexibility is the key to creating a workspace designed specifically for the needs of your business and your team.

Accommodation

Ground Floor (Reception)	515 sq ft	(47.87 sq m)
Ground Floor (Offices)	8,096 sq ft	(752.14 sq m)
First Floor (Offices)	8,681 sq ft	(806.52 sq m)
Second Floor (Offices)	LET TO GARDX	
Total:	17,292 sq ft	(1,606.53 sq m)

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition. Figures are net internal floor areas.

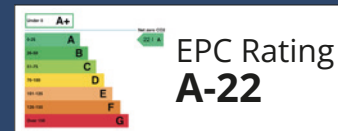


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- **Tenure**
Available by way of new full repairing and insuring leases on terms to be agreed.
- **Rent**
£21.50 per sq ft exclusive of business rates, service charge, insurance, utilities and VAT. Payable quarterly in advance.
- **Business Rates**
Interested parties should seek clarification of the rateable value at: www.voa.gov.uk
- **Legal Costs**
Each party to be responsible for their own legal costs incurred in the transaction.
- **Energy Performance Certificate A-22.** An Energy Performance Certificate (EPC) is available on request.



BY ROAD

Portsmouth: 18 mins
Soton Airport: 24 mins
Southampton: 38 mins
Winchester: 36 mins
London: 105 mins



BY RAIL

Portchester (1 mile) and Cosham (2 miles) railway stations provide regular services to London Waterloo as well as surrounding towns.



BY AIR

Southampton Airport is only 18 miles away and offers regular flights to many European capitals and major UK cities.

- **Viewing**
Strictly by appointment through the joint sole agents:

LAKE HOUSE

PORT SOLENT

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