

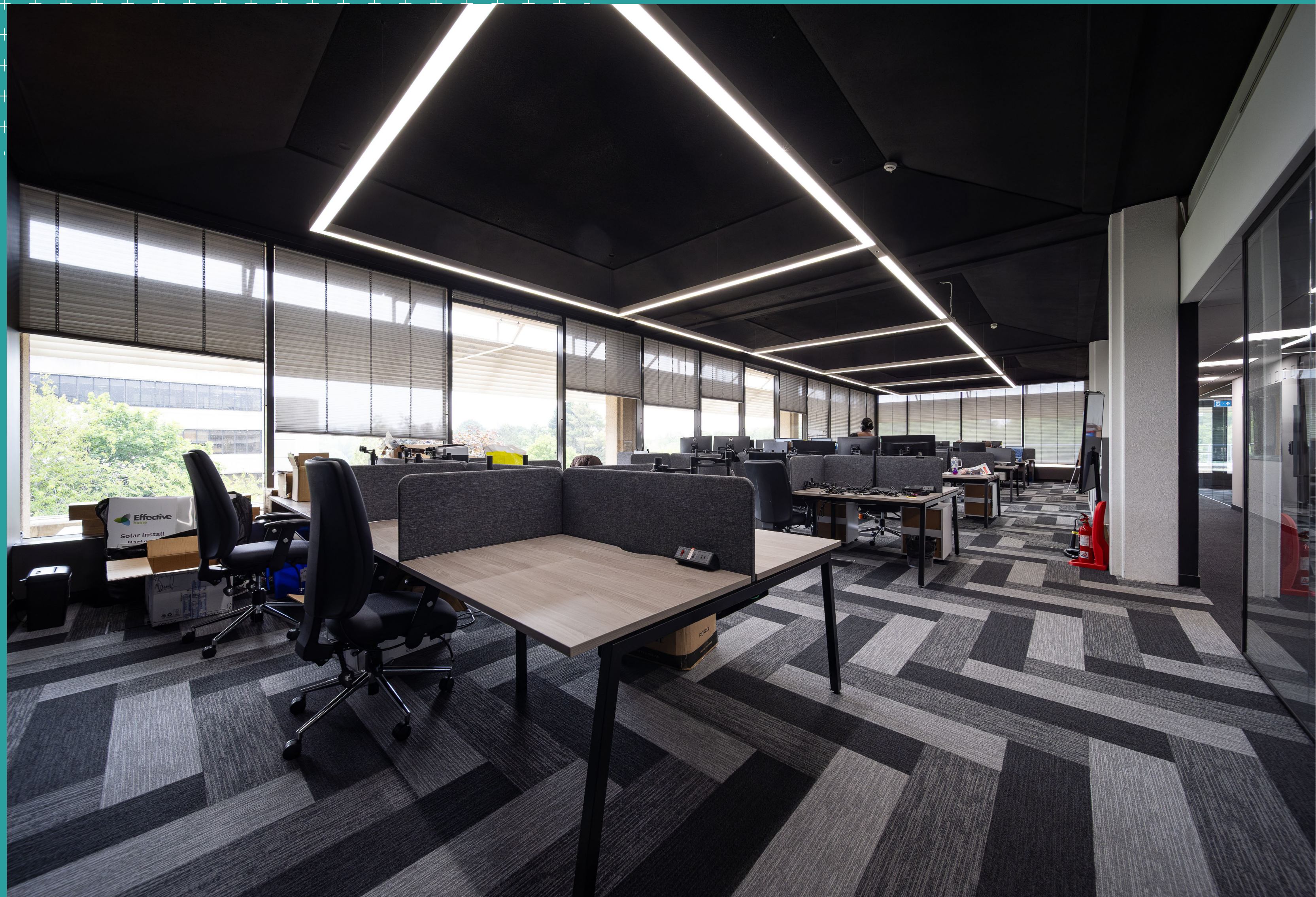
TO LET
3,596 SQ FT
(334.07 SM)

NORTH HARBOUR, PORTSMOUTH, PO6 3EN

SUITE C

2000 LAKEESIDE

AWARD WINNING



SUITE C: 2000 LAKESIDE

LOCATION



Lakeside, North Harbour, is a first class location, both in terms of convenient access by car or public transport, but also offering a unique working business environment, with Starbucks Café, Creche, Village Hotel, and dedicated Lakeside App for occupiers to receive updates on networking events.

Lakeside North Harbour is accessed from Junction 12 of the M27 and has quick links towards London, Portsmouth’s continental ferry port and Southampton Airport, all within easy reach. There is a free to use Shuttle Bus to nearby trains stations.

Location	Drive Times
M27 Junction 12	2 mins
Cosham Train Station	6 mins
Portsmouth	13 mins
Havant Train Station	13 mins
Southampton Airport	26 mins

*approximate

UNDER 1 MILE

from M27, J12

SUITE C : 2000 LAKESIDE

DESCRIPTION

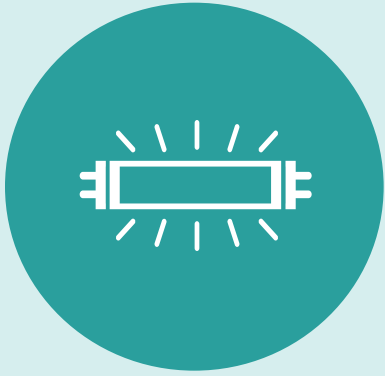
This is a modern second floor office suite with dual aspect windows overlooking the Lake, with roof terrace.

This office suite, has been fitted out to a high specification, including kitchen and staff lounge as well as a mix of open plan and meeting rooms, with data cabling. The office suite comes with 12 car spaces, with a first come first served car park across Lakeside office campus.

Building 2000, has its own reception with business lounge, auditorium and Winter Garden Café close to the office suite.



OPEN PLAN



LED
LIGHTING



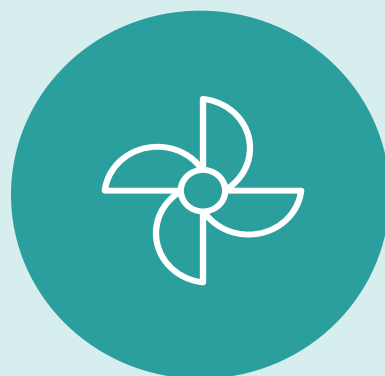
KITCHEN



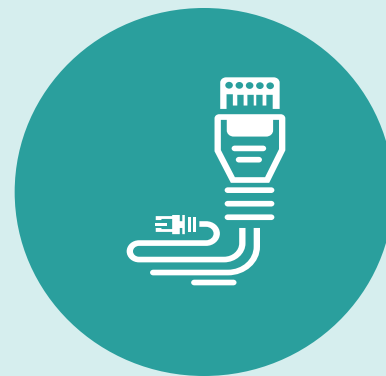
MEETING
ROOMS



LOUNGE
AREA



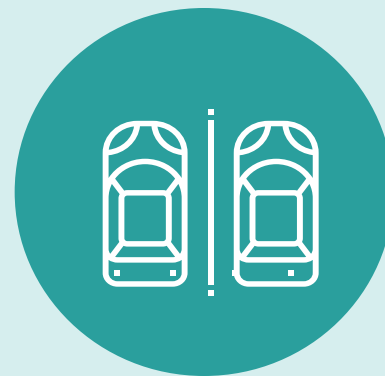
COMFORT
COOLING



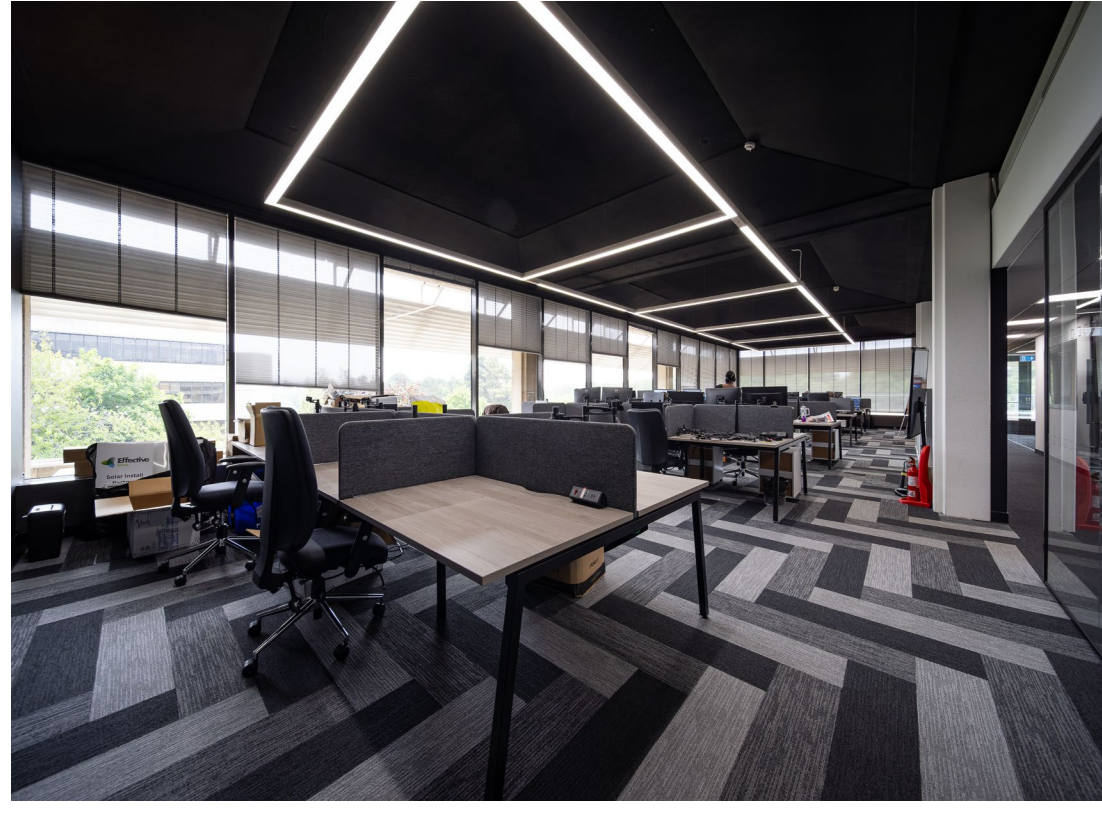
DATA
CABLING



CLOSE PROXIMITY
TO THE M27
(JUNCTION 12)



12 CAR
SPACES



Please do not hesitate to contact one of our agency team to arrange a viewing or discuss the property in more detail.



TERMS

The assignment of the existing lease expiring 31st July 2028 or a new 5 year lease.



RENT

£97,092 per annum exclusive of service charge, Utilities and Business Rates and VAT, payable quarterly in advance, including the fit-out.



BUSINESS RATES

Interested parties to make their own enquiries.



SERVICE CHARGE

Approximately £36,000 pax.



EPC RATING

To be confirmed.



VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agent.



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