



Modern self contained office building

## Six Quay Point

Northharbour Road, Portsmouth, PO6 3TD

Office

**TO LET**

**904 to 4,445 sq ft**

(83.98 to 412.95 sq m)

- Fully Fitted Suites available from 1,000 sq ft upwards
- Flexible lease terms
- Air conditioned
- 21 parking spaces
- Currently being refurbished.

# Six Quay Point, Northarbour Road, Portsmouth, PO6 3TD

## Summary

|                |                    |
|----------------|--------------------|
| Available Size | 904 to 4,445 sq ft |
| Rent           | £13.00 per sq ft   |
| EPC Rating     | C (74)             |

## Description

Six Quay Point is a modern self contained office building spanning two floors. Internally the floors provide large open plan accommodation. The building benefits from excellent parking and a well maintained office park setting.

## Location

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.

## Accommodation

The accommodation comprises of the following Net Internal Areas:

| Name                 | Sq ft | Sq m   |
|----------------------|-------|--------|
| Ground - Whole Floor | 4,445 | 412.95 |
| Ground - Suite A     | 1,098 | 102.01 |
| Ground - Suite B     | 904   | 83.98  |
| Ground - Suite C     | 2,013 | 187.01 |

## Terms

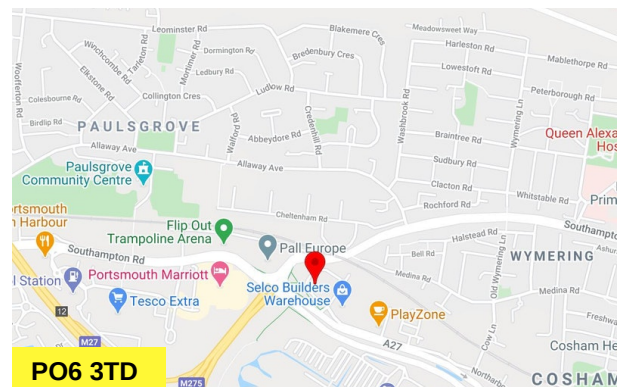
A new Full Repairing and Insuring lease upon terms to be agreed at a rent of £13 per square foot exclusive of all other outgoings.

## 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.



## Viewing & Further Information



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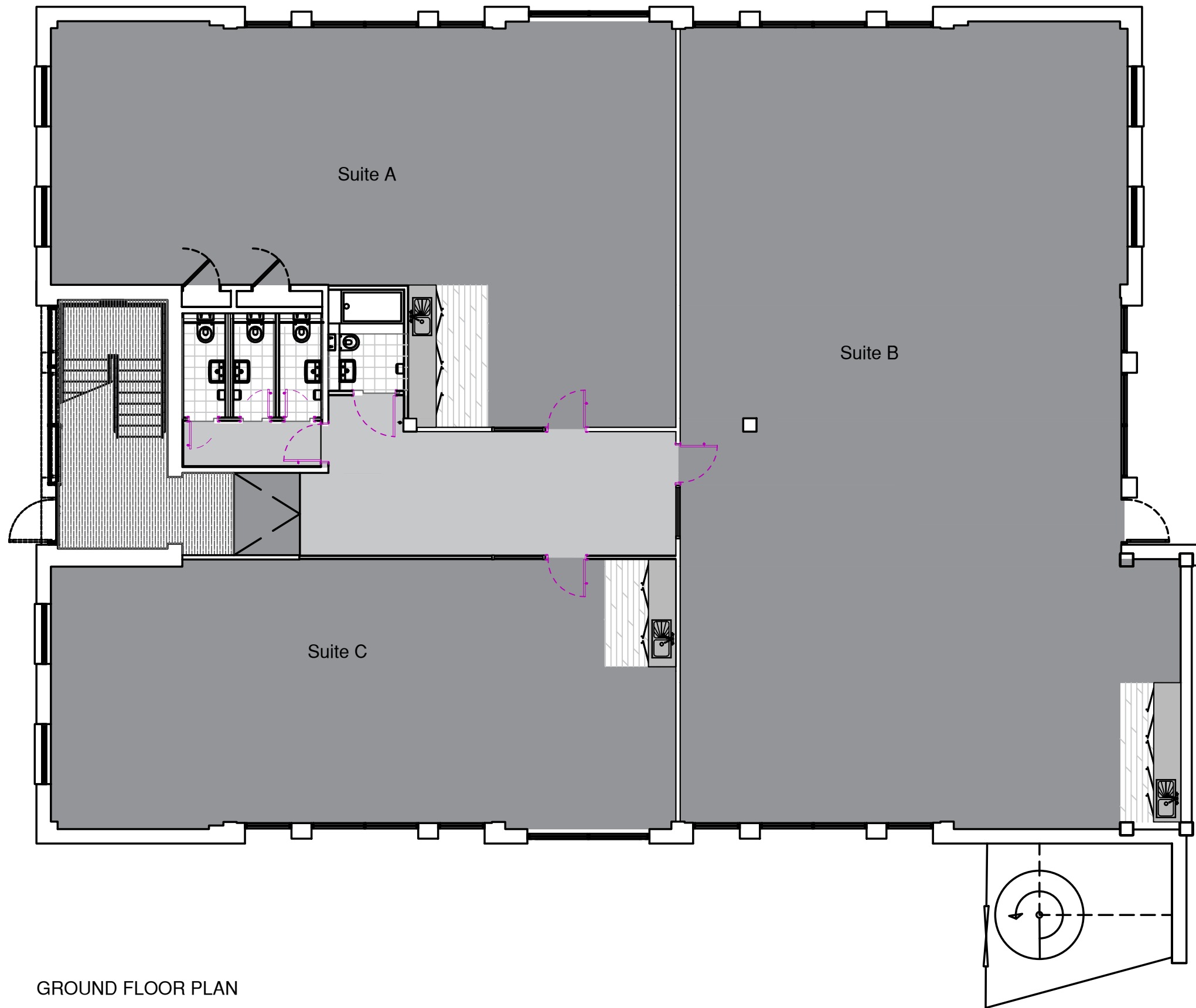


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GROUND FLOOR PLAN

|                |                              |       |             |
|----------------|------------------------------|-------|-------------|
| Client         | Store Property               |       |             |
| Drawing        | General Layout, Ground Floor |       |             |
| Address        | Unit 6, Quay Point, Cosham   |       |             |
| Date           | 20/01/21                     | Scale | 1:100@A3    |
| Drawing Number | P2835                        | D     | G000 03 CWR |

