

## GRADE A OFFICES WITH EXCELLENT TRANSPORT LINKS

From 4,984 - 10,334 sq ft (463 - 960 sq m) IPMS 3

- Ground floor, open plan, air-conditioned office space
- Easy access to J12, M27 & motorway network
- Car parking: up to 53 spaces (1 space per 194 sq ft)



# SHORE HOUSE

NORTH HARBOUR BUSINESS PARK,  
COMPASS ROAD, PORTSMOUTH PO6 4PR



**Ground Floor Available**





## DESCRIPTION

Shore House is a detached, prominent, two-storey office building with two self-contained reception and core areas.

Separate suites are available within the building from 4,984 sq ft.



- New LED lighting throughout
- New air-conditioning
- New carpet
- New doors
- New kitchen/breakout area
- Fully refurbished toilets
- Fully redecorated

## SCHEDULE

Description	ft <sup>2</sup>	m <sup>2</sup>
North Wing	5,350	497
South Wing	4,984	463
<b>Total Ground Floor</b>	<b>10,334</b>	<b>960</b>

View the Shore House aerial video:  
<https://www.youtube.com/watch?v=iBW42F6PR6c>



*The property forms part of North Harbour Business Park, a popular mixed use/ office development located to the north of Portsmouth, close to Junction 12 of the M27 and Port Solent, with its attractive marina, shops & restaurants.*



**SHORE HOUSE**

**PALL EUROPE**

**A27**

**LAKESIDE NORTH HARBOUR**

**MARRIOTT HOTEL**

**A27**

**PREMIER INN**

**PREMIER INN**

**BUSY BEES CHILDCARE**

**BELL INTEGRATION**

**Portsmouth Retail Park:**  
TESCO EXTRA  
GREGGS  
SUBWAY  
HOME BARGAINS  
DECATHLON  
COSTA COFFEE  
MCDONALDS  
KFC  
PURE GYM

**LAND ROVER DEALERSHIP**

**M275**

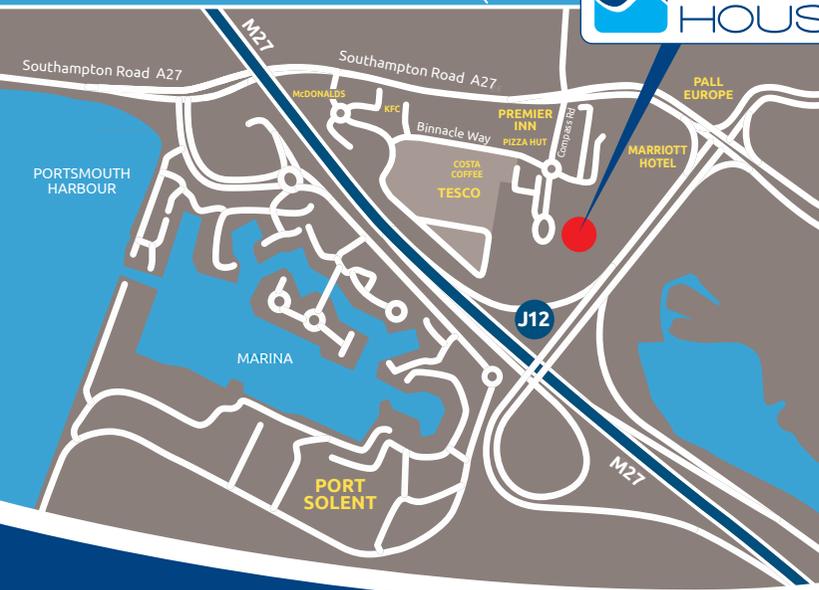
**PORT SOLENT**

*Existing occupiers on the park include Serocor, Bell Integration, ISS and the Marriot Hotel. There is a Tesco Extra, fuel station and retail park - where occupiers include Pure Gym, Costa Coffee, Greggs, KFC, McDonald's, Subway, Home Bargains and Decathlon.*



GALLERY





### LOCATION

London/M25 and Guildford are easily accessible via the A3(M), with Southampton International Airport located approximately 20 miles to the East at Junction 5 of the M27. Direct trains to London are available from Portsmouth & Southsea, Cosham and Portchester stations.

### TENURE

The ground floor as a whole or in part is available by way of new full repairing and insuring lease(s) on terms to be agreed.

### RENT

Rent on application.

### BUSINESS RATES

We were advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a rateable value of £129,000. However, we would advise interested parties to confirm the accuracy of this information.



### EPC

Energy Performance Rating: C:66  
Reference Number: 0220-9981-0317-0560-0030

### LEGAL COSTS

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

### SERVICES

Vail Williams LLP and Hellier Langston have not checked and do not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

### FURTHER INFORMATION

#### VAIL WILLIAMS -

**Alex Gauntlett** [agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com) **07584 657826**  
**Nik Cox** [ncox@vailwilliams.com](mailto:ncox@vailwilliams.com) **07870 557410**

#### HELLIER LANGSTON -

**Andy Hellier** [ah@hlp.co.uk](mailto:ah@hlp.co.uk) **07930 661782**

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**Vail Williams**  
**02392 203 200**  
[vailwilliams.com](http://vailwilliams.com)

**HELLIER LANGSTON**  
**01329 220111**  
[www.hlp.co.uk](http://www.hlp.co.uk)