



## THE PORT HOUSE, PORT SOLENT, PORTSMOUTH, PO6 4TH

OFFICE TO LET

3,400 TO 13,792 SQ FT (315.87 TO 1,281.32 SQ M)



**Vail  
Williams**



# Summary

## Open Plan Offices To Let with a view

|                |                       |
|----------------|-----------------------|
| Available Size | 3,400 to 13,792 sq ft |
|----------------|-----------------------|

|      |                  |
|------|------------------|
| Rent | £22.75 per sq ft |
|------|------------------|

|            |        |
|------------|--------|
| EPC Rating | B (31) |
|------------|--------|

- Open plan offices
- Car parking
- To be refurbished
- Kitchen
- Meeting rooms
- Lift
- View over marina
- Shower facilities





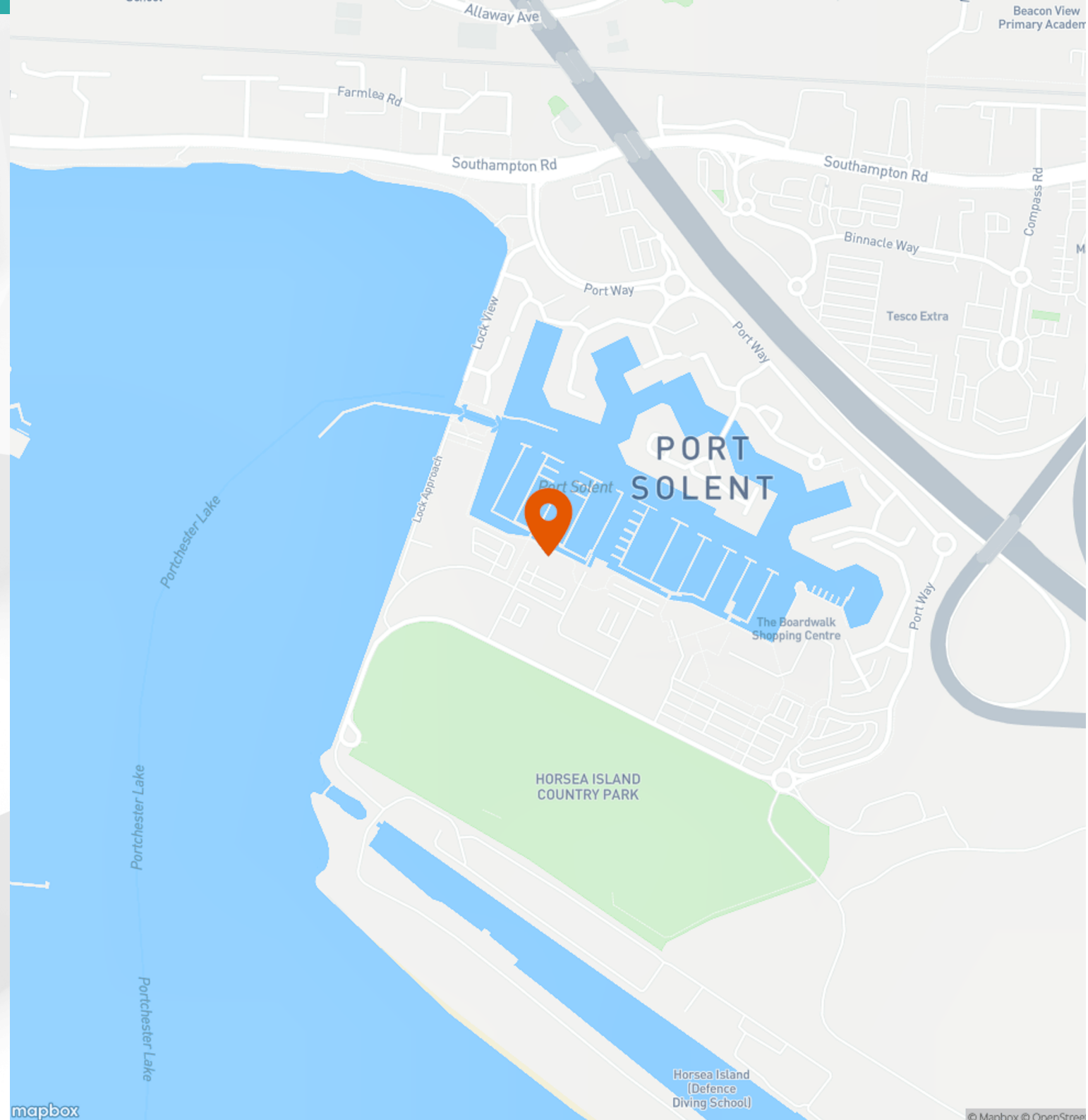
# Location



**The Port House, Port Solent,  
Marina Keep, Portsmouth,  
PO6 4TH**

Port House is located in a wonderful marina setting at Port Solent, with views across the marina and towards Portchester Castle. Port Solent is conveniently located on the outskirts of Portsmouth, with excellent access to the M27 motorway and A27 south coast main road. Both Portsmouth City Centre and Fareham Town Centre are under 5 miles away.

Port Solent itself offers wonderful amenities, not just a lunchtime walk around the marina, but also an abundance of cafes, restaurants and a David Lloyd Fitness Centre with inside and heated outside swimming pool. Other occupiers in the Building include Liquid Friday and Vanilla Gourmet Catering, who operate a cafe on the ground floor with two functions rooms for conferences and events.









# Further Details

## Description

Port House, is a purpose built 3 storey detached office building with part of the ground floor dedicated to marina facilities.

The first floor is accessed via a communal entrance foyer with soft seating and door entry system and lift with male and female WCs on each landing.

The first floor is accessed from the centre, providing an open plan office area with stunning views across the marina and benefits from suspended ceiling with recessed lighting, comfort cooling and perimeter cable trunking. There is a kitchen, board room and individual meeting rooms. The office space will be refurbished once terms are agreed for a letting.

The building comes with 90 allocated car spaces. There are 6 Electric charge points operated by Pod-Point.com a short walk away.

## Terms

A new 5 year lease to be contracted outside the Landlord & Tenant Act 1954, with rent reviews to be agreed.

## Accommodation

The accommodation comprises the following IPMS3 areas:

| Name         | sq ft         | sq m            |
|--------------|---------------|-----------------|
| Ground       | 4,761         | 442.31          |
| 1st          | 3,400         | 315.87          |
| 2nd          | 5,631         | 523.14          |
| <b>Total</b> | <b>13,792</b> | <b>1,281.32</b> |

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.









## Enquiries & Viewings



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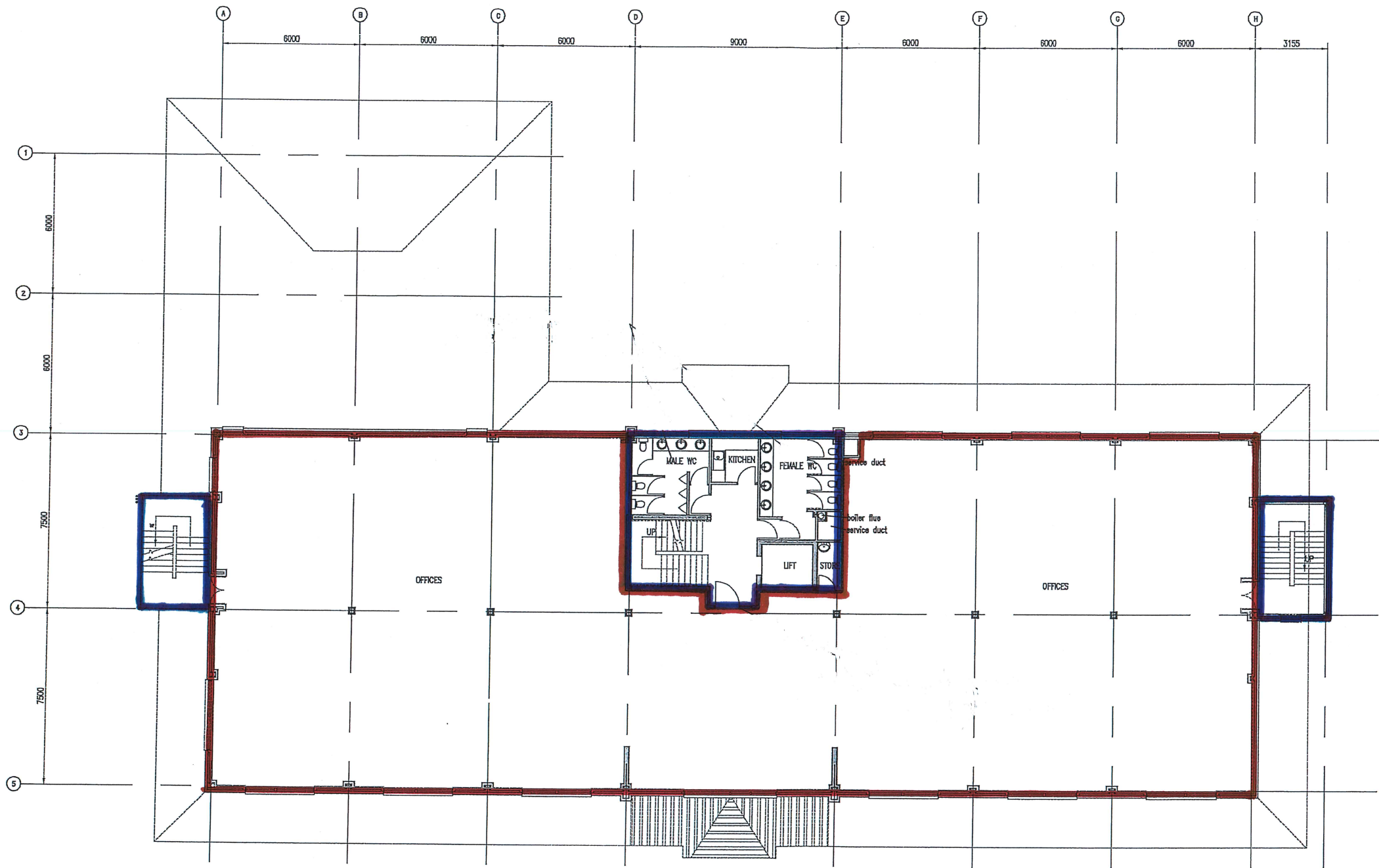
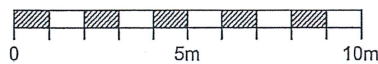
**Vail  
Williams**

[View on our website](#)



GENERAL NOTES:  
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS.  
2. ALL FINISHES ARE TO CONFORM TO THE CURRENT BUILDING REGULATIONS.  
3. REFER TO A SEPARATE DOCUMENT FOR THE DESIGNERS RISK ASSESSMENT.  
4. ALL WORKS OR MATERIALS INDICATED ON THIS DRAWING ARE TO BE TO THE LATEST RELEVANT BRITISH STANDARDS AND CARRIED OUT IN ACCORDANCE WITH THE BRITISH STANDARDS CODES OF PRACTICE OR RECOGNIZED INSTITUTE OR TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.

1:200 scale A3



PROPOSED FIRST FLOOR PLAN

**INTERNAL PARTITIONS**  
Partitions to consist of metal 70 'C' studs @ 600mm max c/s with 12.5mm Gyproc wallboard fixed to both sides. Include 12.5mm moisture resistant boards to wet areas. Include 25mm Isover APR 1200 acoustic insulation between studs (refer to plans for locations of insulation).

| Revision | Date   | Description         | Drawn | Checkd |
|----------|--------|---------------------|-------|--------|
| A        | Feb'15 | Minor modifications | SF    |        |

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Client:  
Premier Marinas

Project:  
The Port House  
Port Solent

Drawing Title:  
Proposed First Floor Plan

**OPTION 1**

|             |        |            |                |             |      |
|-------------|--------|------------|----------------|-------------|------|
| Drawn By    | Date   | Checked By | Date           | Approved By | Date |
|             | Feb'15 |            |                |             |      |
| Drawing No. |        | Revision   | Scale          |             |      |
| 14.2036.104 |        | A          | 1:200 scale A3 |             |      |

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