HOLLOWAY ILIFFE & MITCHELL

Office
# TO LET




## 2nd Floor The Old Treasury, 7 Kings Road, Southsea, PO5 4DJ

Modern Second Floor Offices With Terrace

## Summary

| | |
|---|---|
| Tenure | To Let |
| Available Size | 2,706 sq ft / 251.40 sq m |
| Rent | £16 per sq ft |
| Rateable Value | £31,500 |
| EPC Rating | C (66) |

## Key Points

- Modern offices in a fantastic building
- Parking at the rear
- Local amenities and city centre close by
- Well located within popular Southsea
- Open plan with the ability to sub-divide

Regulated by RICS

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# 2nd Floor The Old Treasury, 7 Kings Road, Southsea, PO5 4DJ

## Description
The Second floor is accessed either through the front or the rear of the building and benefits from having a lift to all floors. The suite has its own male and female WC along with a kitchen area and provides great open plan floor space over looking Southsea. The offices benefit from having good car parking toward the rear of the building.

## Location
Portsmouth benefits from excellent transport links, with the M27 and A3M road networks reaching to the rest of the South Coast as well as London. Southampton International Airport is approximately 30 minutes by road. As well as the close proximity of the airport, Portsmouth has a cross channel ferry port with regular services to France and Spain.

The Old Treasury is a multi let office building situated on the corner of Kings Road and St Paul's Road just off Landport Terrace (A288). The building is close to Southsea seafront and the leisure and retail facilities in Southsea Town Centre.

## Accommodation
The accommodation comprises of the following

| Name | sq ft | sq m | Tenure | Availability |
|---|---|---|---|---|
| Unit | 2,706 | 251.40 | To Let | Let |
| **Total** | **2,706** | **251.40** | | |

## Specification
-Suspended Ceiling
-Self Contained Kitchen
-Male & Female WCs
-Central Heating
-CAT II Lighting
-Lift to All Floors
-Parking

## Terms
Available on a new effective full repairing and insuring lease for a term to be agreed at a quoting rent of £16 per sq ft. VAT is applicable.

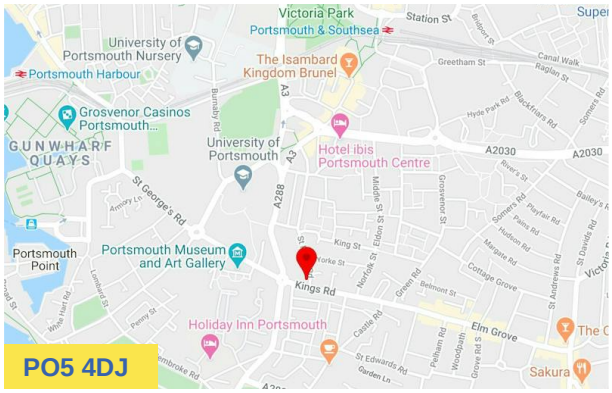
## Other Costs
Additionally building insurance and service charge is also payable.

Each party to be responsible for their own legal cost incurred within the transaction.

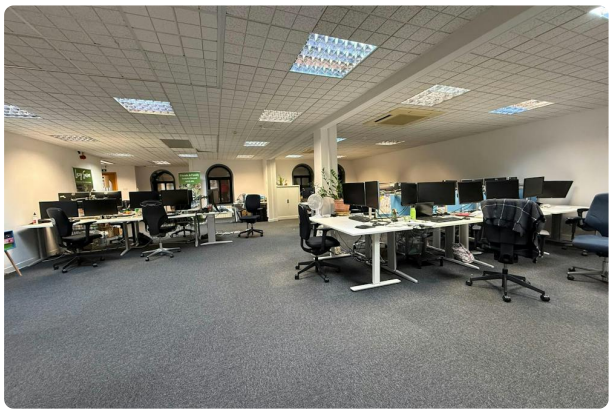
Unless stated, all prices and rents are quoted exclusive of VAT.

## Business Rates
Rateable value £31,500
Source voa.gov.uk

You are advised to check the business rates with the local council before making any commitment.





## Viewing & Further Information

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tom@hi-m.co.uk

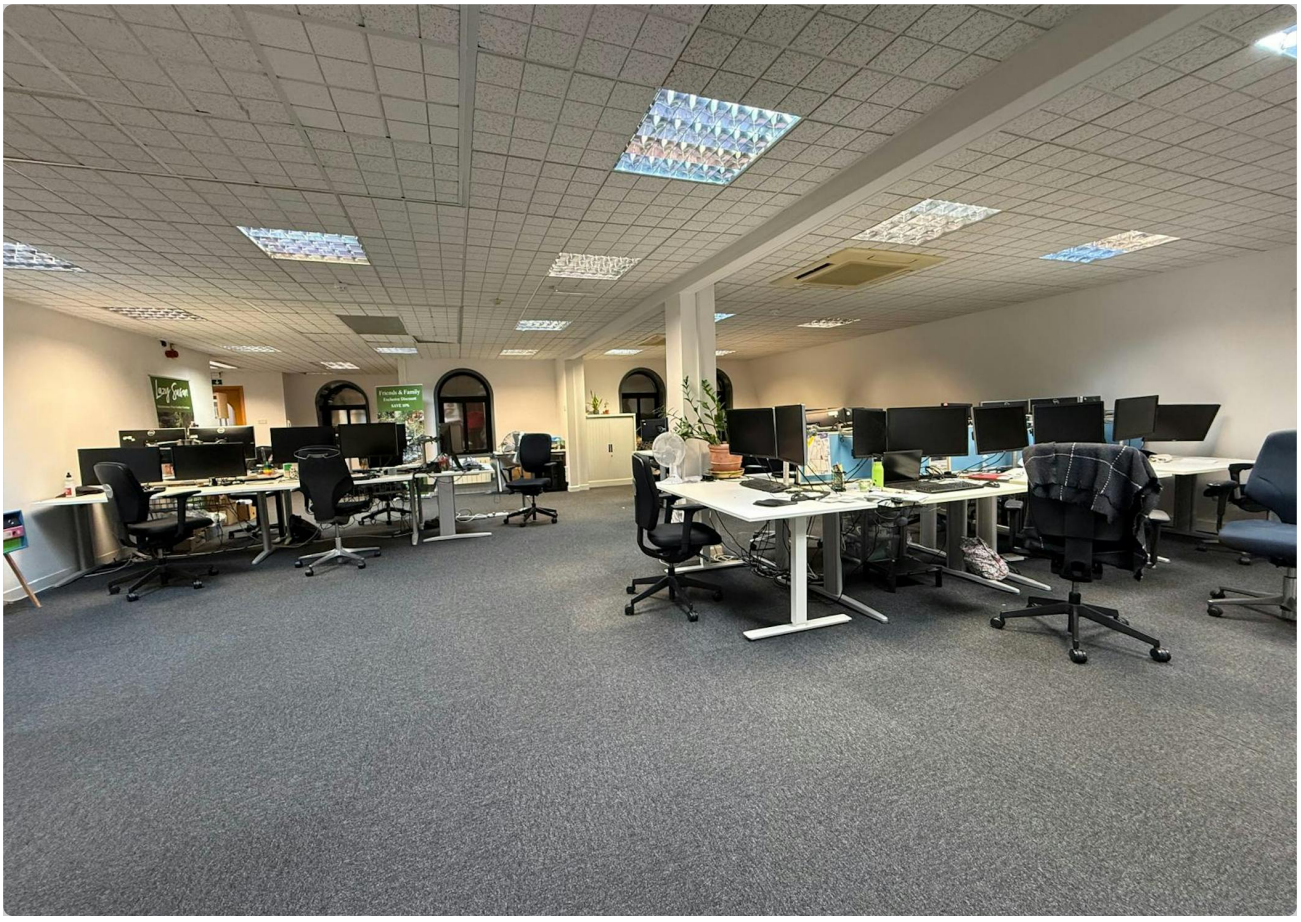
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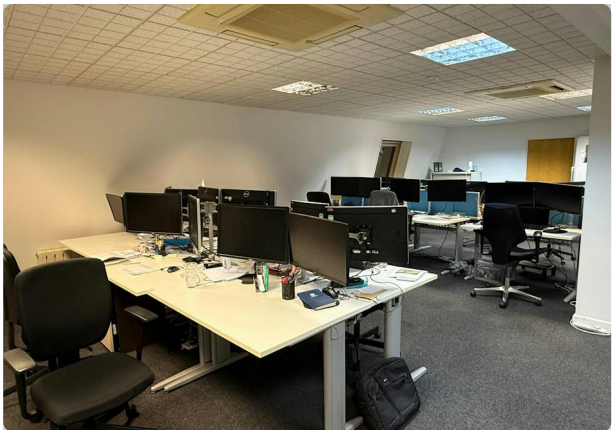
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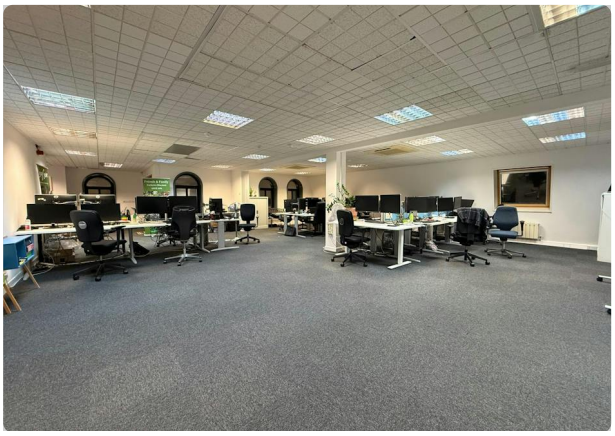


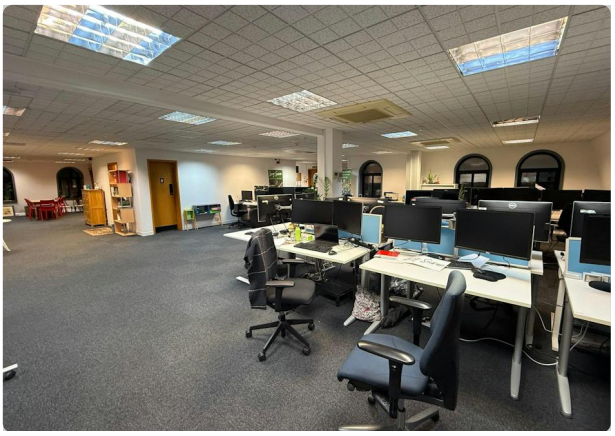


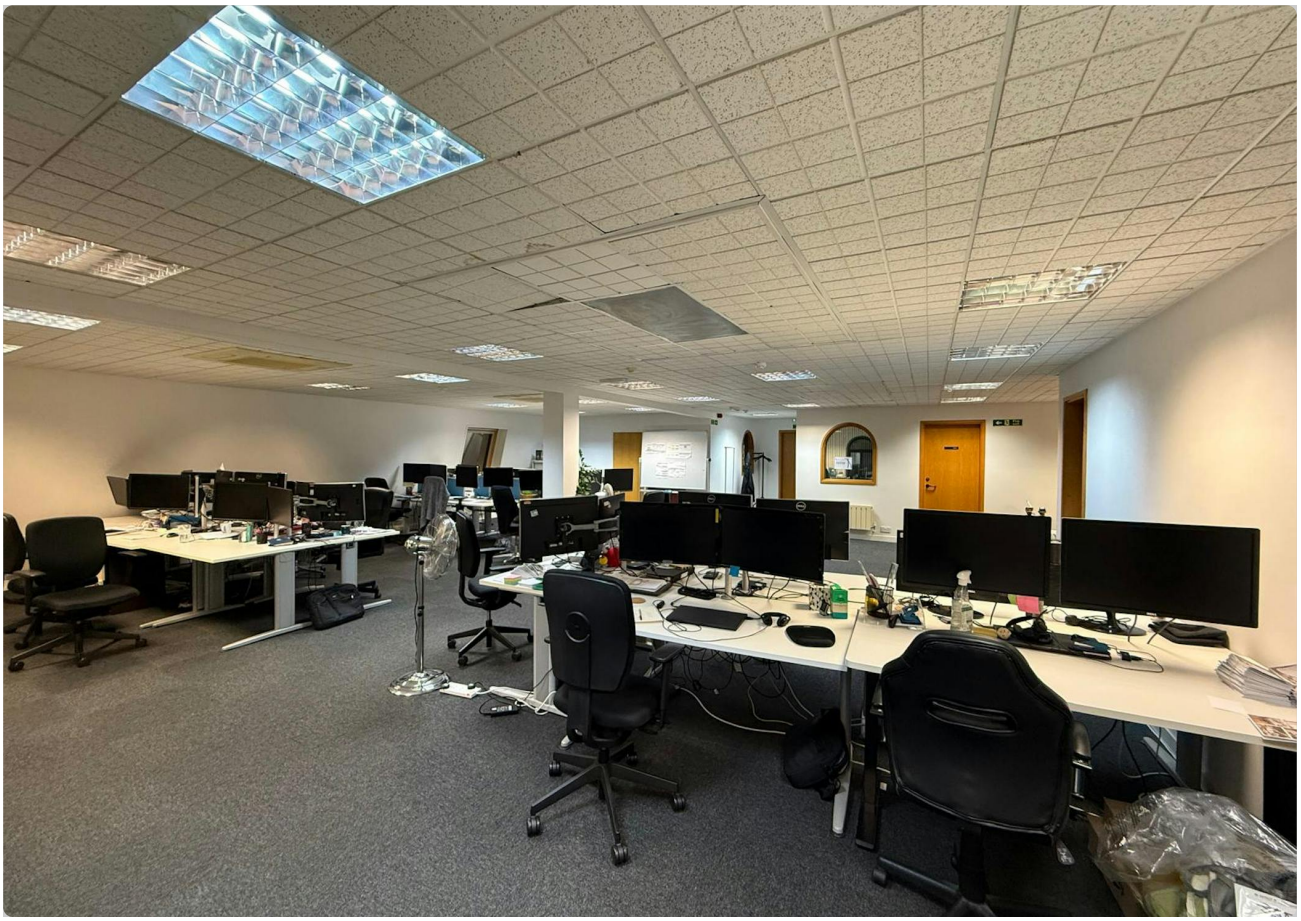





















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