

PORTSMOUTH

20B The Boardwalk Port
Solent, PO6 4TP



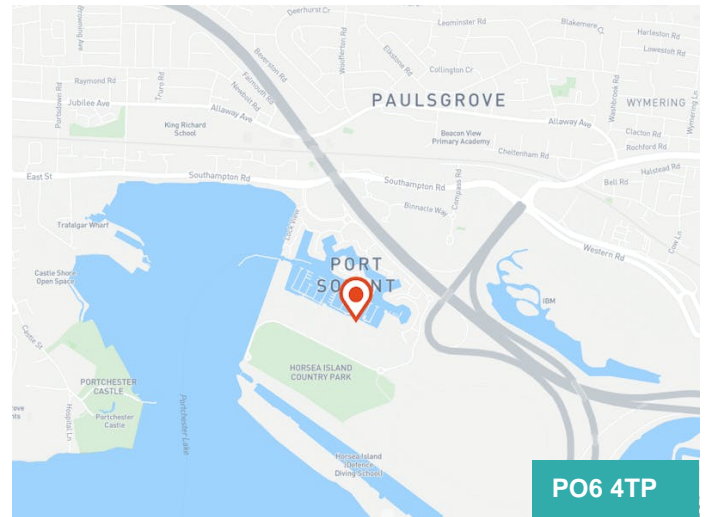
OFFICE TO LET

1,561 SQ FT

- Overlooking marina
- Ample parking
- Excellent motorway access
- Attractive waterfront location

Attractive First Floor Office Suite

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Summary

Available Size	1,561 sq ft
Rent	£26,500 per annum
Rateable Value	£23,750 from 1 April 2023
Service Charge	£4,549 per annum
EPC Rating	C (75)

Description

The office suite is located on the first floor of The Boardwalk providing a dual aspect light and airy self contained office space overlooking the marina. The accommodation is in excellent order with the benefit of Category 2 lighting, air conditioning, gas central heating and a meeting room off the main open plan office. Marina views, excellent car parking, attractive waterfront location, direct motorway access, bicycle storage, shower facilities available, 24 hour site security.

Location

Port Solent is strategically located close to Junction 12 of the M27 providing superb accessibility to the south's motorway network whilst enjoying a prestigious waterfront location in the Country's third largest marina.

There are a wealth of restaurants and bars together with David Lloyd Leisure Club and ample on site car parking.

Terms

A new full repairing and insuring lease on terms to be agreed.

Legal Costs

Each party to pay their own legal costs.

Anti Money-Laundering

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.



Alex Gauntlett
07584 657 826
agauntlett@vailwilliams.com

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