



Fully refurbished

FOUR QUAY POINT, PORTSMOUTH, PO6 3TD

OFFICE TO LET

889 TO 8,412 SQ FT (82.59 TO 781.50 SQ M)



Summary

Modern self contained office building

Available Size 889 to 8,412 sq ft

Rent Rent on application

EPC Rating Upon enquiry

- Fully Fitted Suites available from 889 sq ft upwards
- Air conditioned
- Car parking
- Fully refurbished
- Open plan office space
- Easy access to the M27/A27/A3

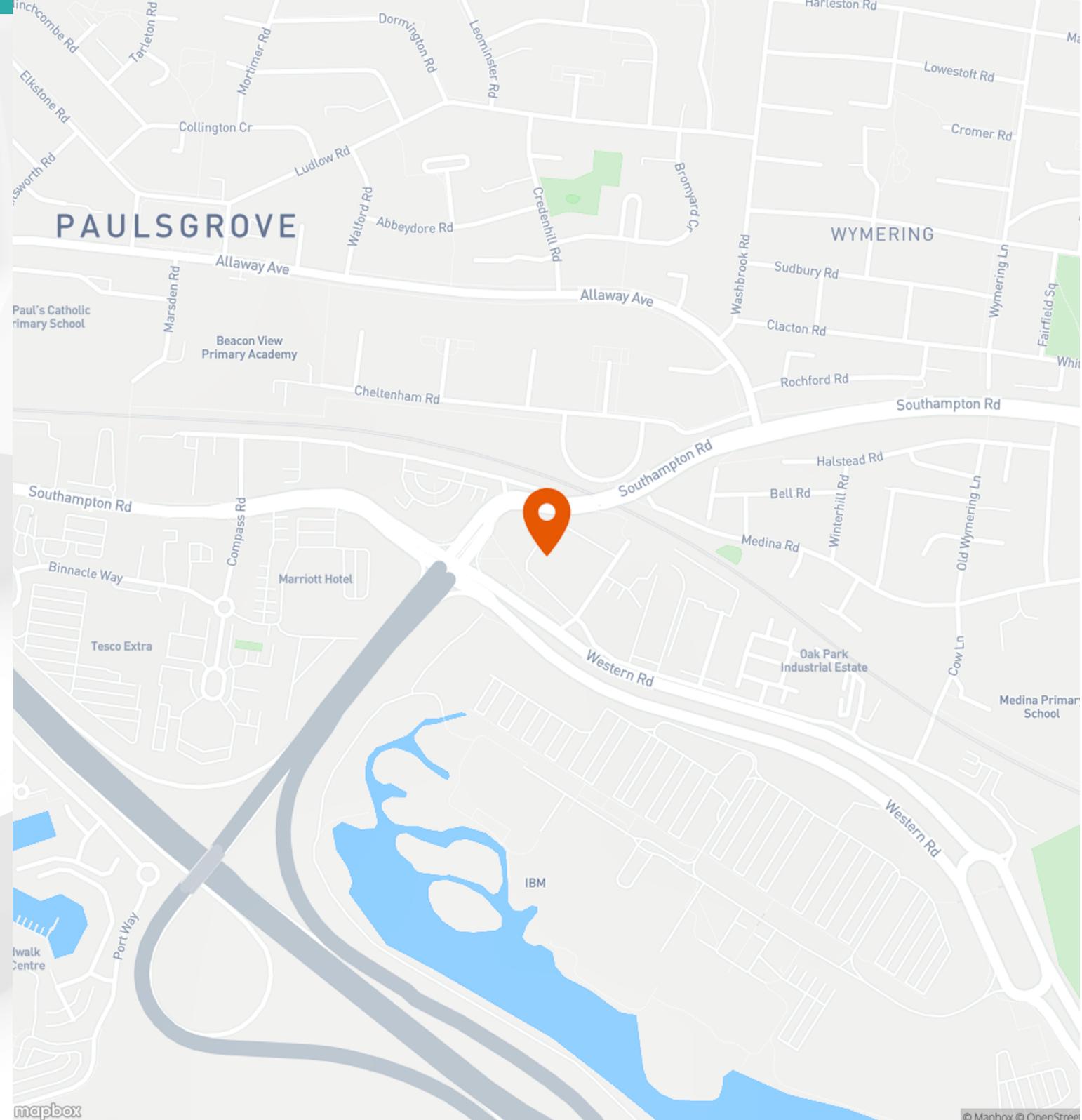


Location



**Four Quay Point, Northarbour
Road, Portsmouth, PO6 3TD**

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 and restaurants and the Lakeside Campus.





Further Details

Description

Four Quay Point is a modern self contained office building spanning two floors. Internally the floors provide open plan accommodation that has been fully refurbished. The building benefits from excellent parking and a well maintained office park setting. Each suite will benefit from excellent natural light, new LED lighting, comfort cooling, carpet, kitchenettes and new WC's. Suite 4.1 is fully fitted to CAT A plus standard including meeting rooms and furniture.

Internal photos are indicative photos to show the refurbishment.

Accommodation

The accommodation comprises of the following IPMS3 areas

Name	sq ft	sq m
Unit - 4.1	889	82.59
Unit - 4.2	2,066	191.94
Unit - 4.3	1,101	102.29
1st	4,356	404.69
Total	8,412	781.51

Terms

A new effective Full Repairing and Insuring lease, subject to a service charge, upon terms to be agreed.

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.

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.

Legal costs

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

Viewings

Strictly by appointment through the joint sole agents.





Enquiries & Viewings



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