

NEW HAMPSHIRE COURT, SOUTHSEA, PO5 4AQ

OFFICE TO LET

1,969 TO 5,636 SQ FT (182.93 TO 523.60 SQ M)

Vail Williams

Summary

Offices with Parking - TO LET

Available Size	1,969 to 5,636 sq ft
Rent	£16 per sq ft
EPC Rating	E (120)

- Central Southsea location
- Nearby amenities
- Mix of open plan and meeting rooms
- Parking
- Recently refurbished
- LED lighting
- Air conditioning
- Kitchen and shower facilities



Location

New Hampshire Court, St. Pauls Road, Southsea, PO5 4AQ

New Hampshire Court is situated on St Paul's Road, in the heart of Southsea, one of Portsmouth's most popular mixed residential, student and professional districts. The property occupies a highly accessible position between Portsmouth city centre and Southsea seafront, providing excellent access to shopping, transport links, leisure facilities and educational establishments.

- Portsmouth & Southsea Station within 0.3 miles
- Direct access to the A3 and M275 motorway network
- City centre amenities within walking distance
- University of Portsmouth close by
- Southsea Common and the seafront nearby
- Excellent public transport links
- Strong retail, leisure and hospitality offering





Further Details

Description

New Hampshire Court comprises a modern, purpose-built two-storey office building with the benefit of on-site parking. The property features an attractive fully glazed frontage, with a prominent entrance and stairwell core that creates a strong corporate presence.

Internally, the ground floor provides a range of well-proportioned cellular offices, suitable for a combination of private offices, meeting rooms, boardrooms and general office accommodation. The first floor is predominantly open plan in layout, complemented by three private offices/meeting rooms together with a staff kitchen and breakout area.

Both floors have been recently refurbished to a high standard and benefit from new LED lighting, air conditioning, perimeter trunking, new floor coverings, comprehensive redecoration and refurbished WC facilities.

The accommodation is available either as a whole or on a floor-by-floor basis, offering flexibility to suit a variety of occupier requirements.

Additional storage space can also be made available within the basement, subject to occupier requirements. Further information is available upon request.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,969	182.93	Available
1st	3,667	340.68	Available
Total	**5,636**	**523.61**	

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

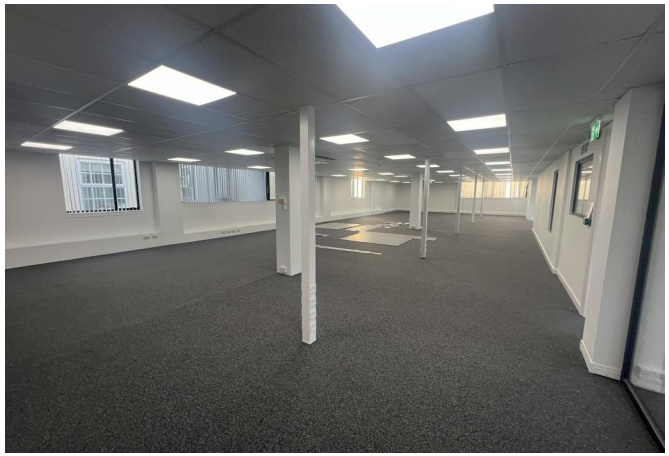
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.













Enquiries & Viewings



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View on our website

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