



**9 ST GEORGES BUSINESS CENTRE, PORTSMOUTH, PO1  
3EZ**

OFFICE TO LET / FOR SALE  
595 SQ FT (55.28 SQ M)



# Summary

## SELF CONTAINED BUSINESS UNIT WITH PARKING

Available Size	595 sq ft
Price	£165,000
Rates Payable	£4,491 per annum
Rateable Value	£9,000
Estate Charge	£483 per annum There is a service charge for the communal running costs of the building together with estate management. Further details on request. All costs quoted are exclusive of VAT
EPC Rating	Upon enquiry

- Available to Buy or to Let
- Allocated car parking
- Courtyard position
- Heating
- Fitted kitchenette
- WC



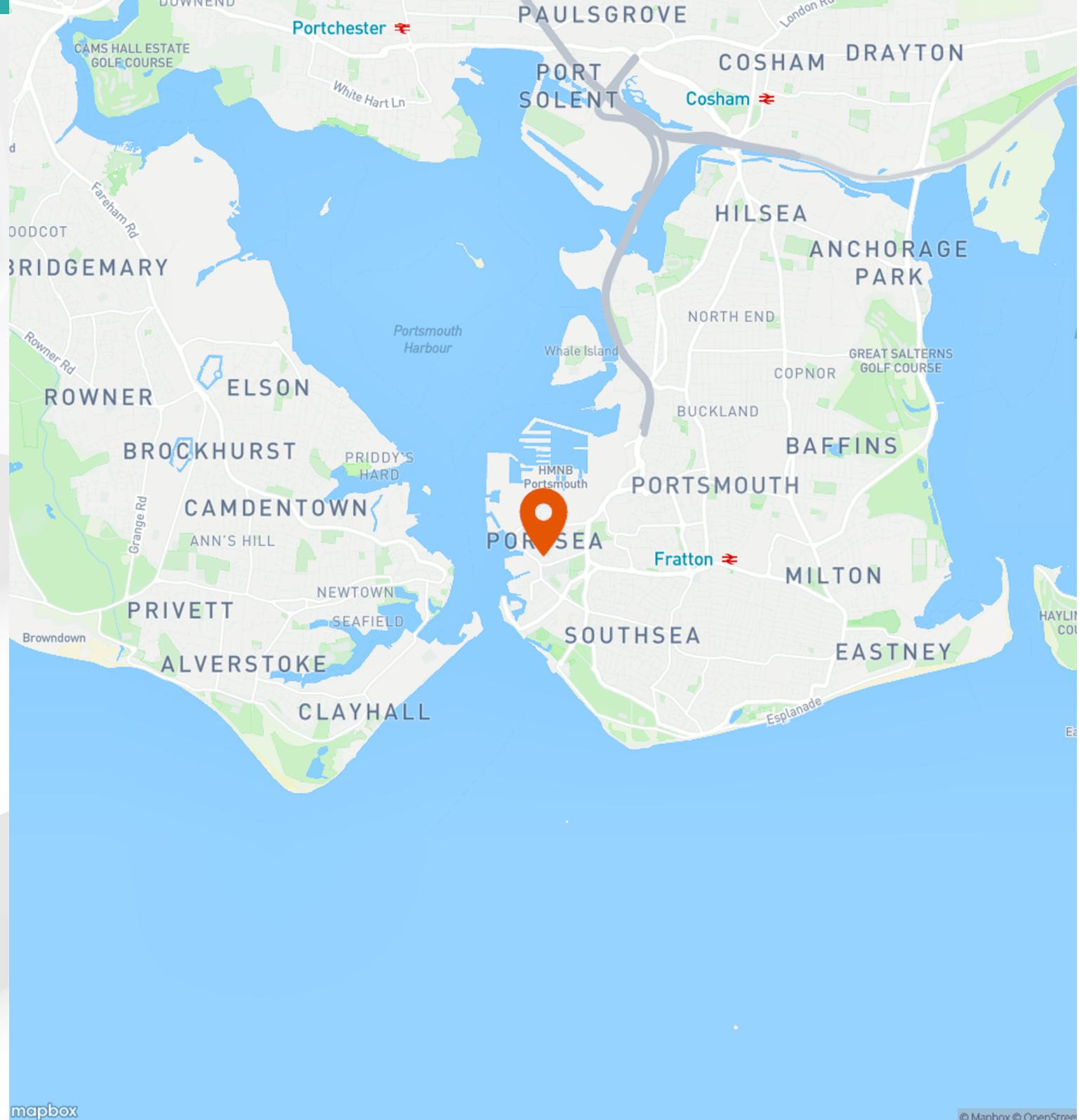
# Location



9 St Georges Business Centre,  
St Georges Square,  
Portsmouth, PO1 3EZ

St Georges Business Centre occupies a prominent position in St Georges Square, adjacent to Portsmouth Harbour Station and within a few minutes walk of the Civic Centre, the Guildhall and the city's principal shopping area. The adjacent Gunwharf Quays has greatly enhanced this already historic location and provides a wide range of entertainment, leisure and retail amenities.

Frequent ferry services to Gosport and the Isle of Wight are available from the Harbour, where there is a regular inter-city service to London Waterloo, journey time approximately 1 hour 30 minutes.





# Further Details

## Description

These terraced purpose built business units are located on the well-established St Georges Business Centre, a courtyard development. The premises are in good order and provide open plan office accommodation at ground and first floor level.

The property benefits from a WC, kitchen, 3 phase electric and 2 parking spaces.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground	281	26.11
1st	313	29.08
<b>Total</b>	<b>594</b>	<b>55.19</b>

## Terms

The long-leasehold interest is available to purchase. Tenure: 999 years from 29th September 1989 at a peppercorn rent.

The Landlord will also consider renting the unit at £15,000 per annum at terms to be agreed.

## Legal Costs

Each party to be responsible for their own legal costs.

## 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.

## 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.



## Enquiries & Viewings



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