

13 ST GEORGES BUSINESS CENTRE, PORTSMOUTH, PO1 3EZ OFFICE FOR SALE 523 SQ FT (48.59 SQ M)



# Summary

## SELF CONTAINED BUSINESS UNIT WITH CAR PARKING

Available Size	523 sq ft	
Price	£145,000	
Rateable Value	£7,500	
Service	There is a service	
Charge	charge for the	
	communal running	
	costs of the building together with estate	
	management. Further	
	details on request.	
EPC Rating	E	

- Courtyard position
- Adjacent to the Portsmouth Harbour Railway Station and Gunwharf Quays
- 2 allocated car parking spaces
- Fitted kitchenette



# Location

13 St Georges Business Centre, St. Georges Square, Portsmouth, PO1 3EZ

St Georges Business Centre, a courtyard development providing a total of 63 car parking spaces and access for service vehicles, 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.





# **Further Details**

#### Description

This end of terrace purpose-built business unit is self-contained and demised over ground and first floor level. The offices are of traditional brick and block construction under a pitched roof.

Benefits include heating, a fitted kitchenette, and two allocated car parking spaces.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	252	23.41
1st	271	25.18
Total	523	48.59

#### Terms

Available on a new full repairing and insuring lease on terms be agreed.

The property is also available for sale.

## 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 Manavel aundaring requirements, two forms of identification will be required









# **Enquiries & Viewings**



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