



**BUILDING 1000 002 EAST, LAKESIDE NORTH HARBOUR,
PORTSMOUTH, PO6 3EN**

OFFICE TO LET

1,251 SQ FT (116.22 SQ M)



Summary

Office suite - To Let

Available Size	1,251 sq ft
Rent	£32,550 per annum
Rates Payable	£11,340 per annum
Rateable Value	£26,250
Service Charge	£12,497 per annum
EPC Rating	D (98)

- Thriving Business Community With Flexible Office Space
- Free Shuttle Bus To Cosham Train Station & The Hard
- On Site Cycle & Shower Facilities
- Electric Car Charging Points & Scooters
- Brand new kitchen fitted
- Open plan
- Lakeside view

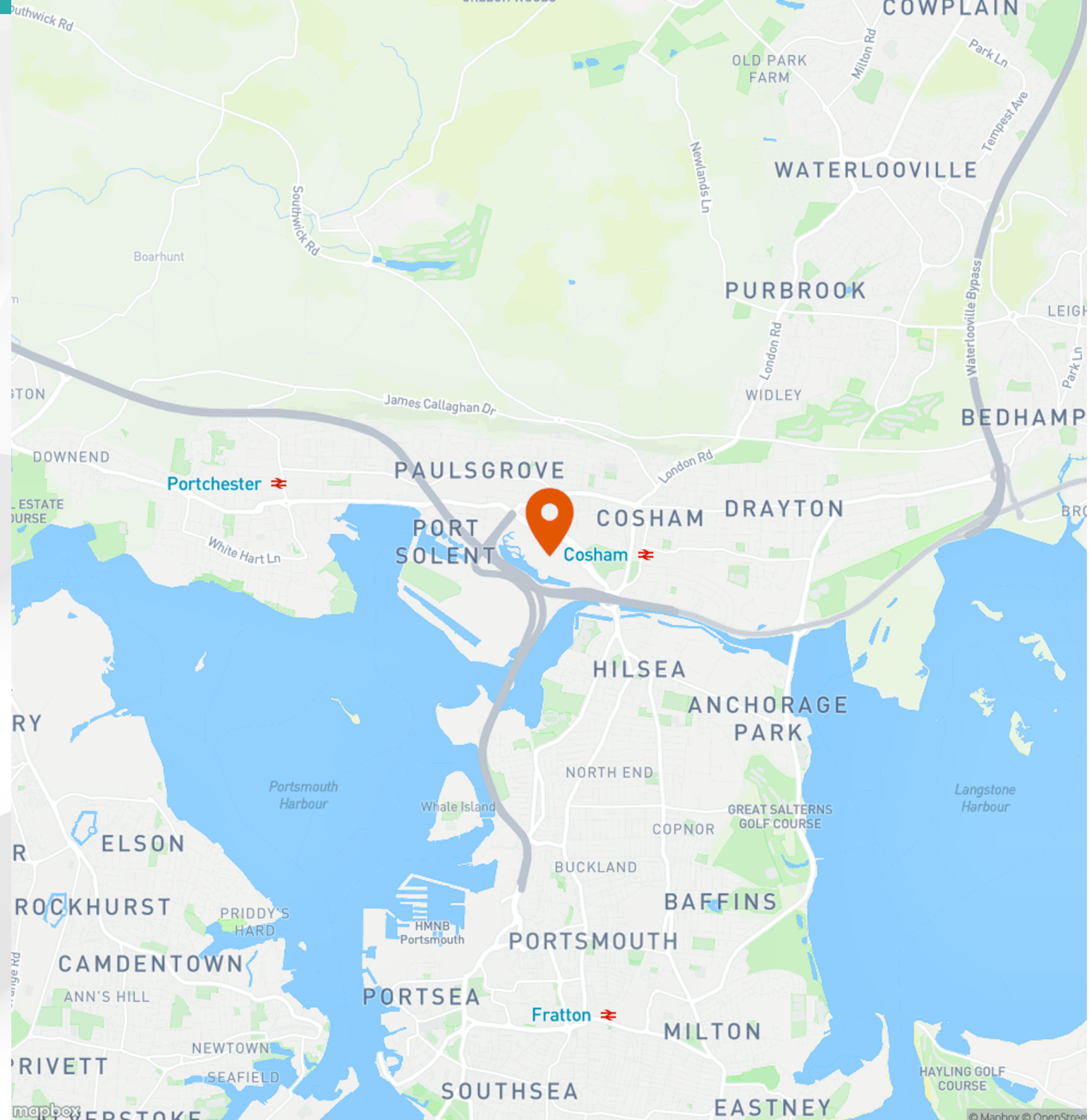


Location



**Building 1000 002 East
Lakeside North Harbour,
Western Road, Portsmouth,
PO6 3EN**

Lakeside North Harbour sits in a prominent position at the gateway to The Solent Corridor - a destination which has attracted businesses from across the region, keen to benefit from excellent transport links and easy access. The campus boasts unbeatable motorway access from J12 of the M27 as well as quick links towards London, Portsmouth's ferry ports and Southampton Airport.





Further Details

Description

This modern office suite offers high quality open-plan accommodation finished to an excellent specification. The space benefits from new carpet flooring throughout, contemporary LED lighting, perimeter trunking providing convenient power and data connectivity, and a fitted kitchenette. The suite provides a bright and professional working environment suitable for a range of occupiers, with the recent refurbishment enhancing both functionality and overall presentation.

Terms

Available by way of a new Full repairing and insuring lease, subject to a service charge, for a term to be agreed.

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.

Legal Costs

Each party to be responsible for their own legal costs.

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.

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.







Enquiries & Viewings



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