



FITTED SPACE

**SUITE 002 CENTRAL, BUILDING 1000 LAKESIDE,
PORTSMOUTH, PO6 3EN**

OFFICE TO LET
3,089 SQ FT (286.98 SQ M)



Summary

OFFICE SUITE - TO LET

Available Size	3,089 sq ft
Rent	£77,250 per annum
Rates Payable	£19,710.50 per annum Interested parties are advised to make their own enquiries in respect of Business Rates.
Service Charge	£22,774.76 per annum
EPC Rating	Upon enquiry

- Unfurnished fitted office suite
- LED lighting
- Comfort cooling and heating



Location

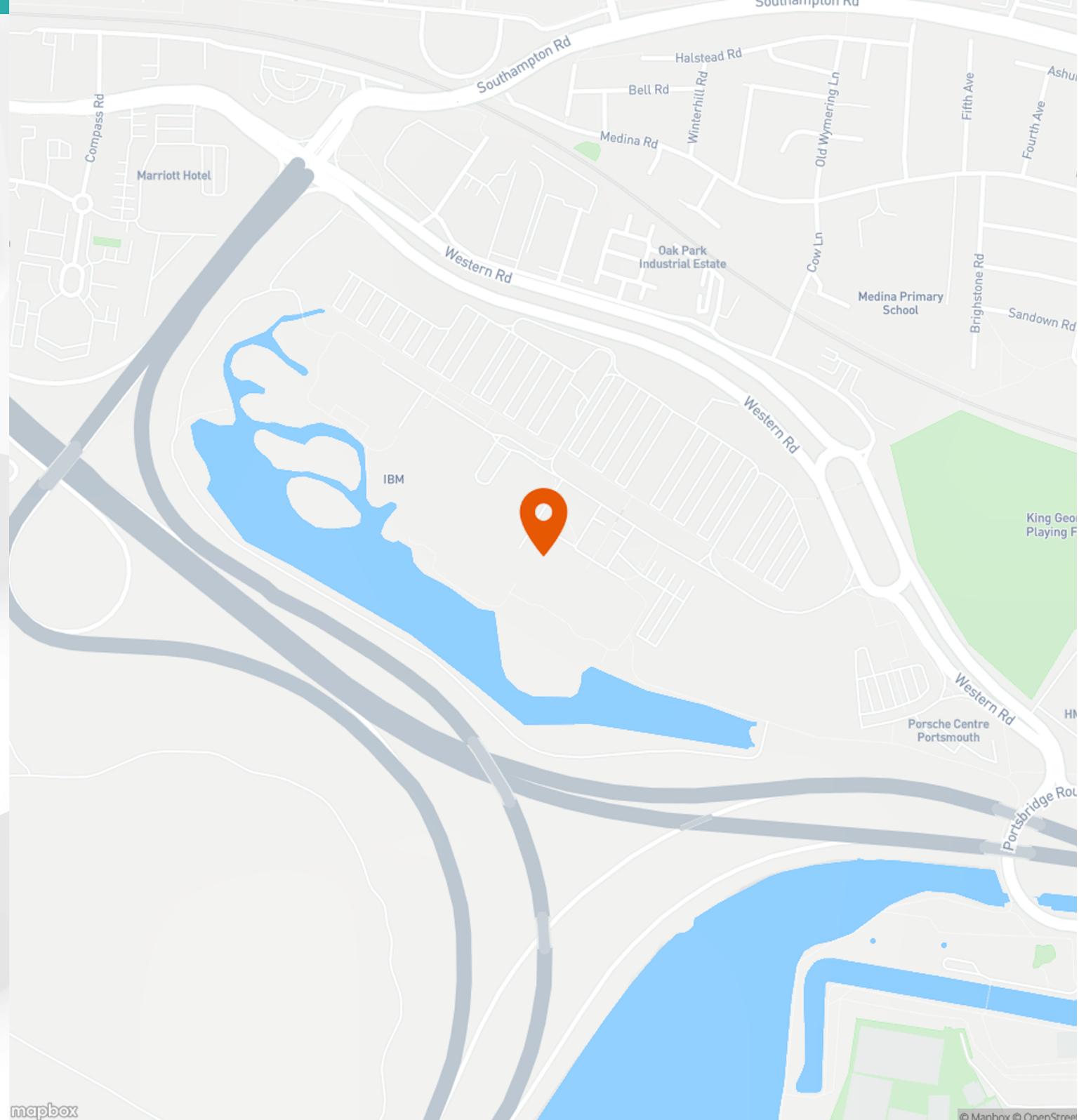


Suite 002 Central Building
1000 Lakeside, North
Harbour, Portsmouth, PO6
3EN

Lakeside North Harbour provides a unique business community within its own self-contained secure office campus located next to junction 12 of the M27 and the M275 leading into Portsmouth City Centre. The office park is accessed via Western Road.

Lakeside provides an array of amenities including business lounges, auditorium, bookable meeting spaces, 90 place creche, on-site cafés including Starbucks, Subway together with Southern Co-Op convenience store. There is a village hotel with spa and gym.

Other occupiers include Check a Trade, AT&T, NHS and Babcock.



Further Details

Description

The office suite is located on the ground floor a short distance from the main reception of Building 1000 with views and access to the lake. The office suite is fitted with meeting rooms and a kitchen which includes two dishwashers and a fridge freezer.

Accommodation

All floor areas are approximate and measured to IPMS3 in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition):

Name	sq ft	sq m
Ground - Suite 002	3,089	286.98
Total	3,089	286.98

Terms

A new FRI lease to be negotiated with the landlord.

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 incurred in this transaction.

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

All enquiries to joint sole agents:
Russell Mogridge - rmogridge@vailwilliams.com
Alex Gauntlett - agauntlett@vailwilliams.com

Lambert Smith Hampton - 023 8033 0041



Enquiries & Viewings



Russell Mogridge

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Alex Gauntlett

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**Vail
Williams**

[View on our website](#)

VINYL FLOORING
HERRINGBONE PATTERN



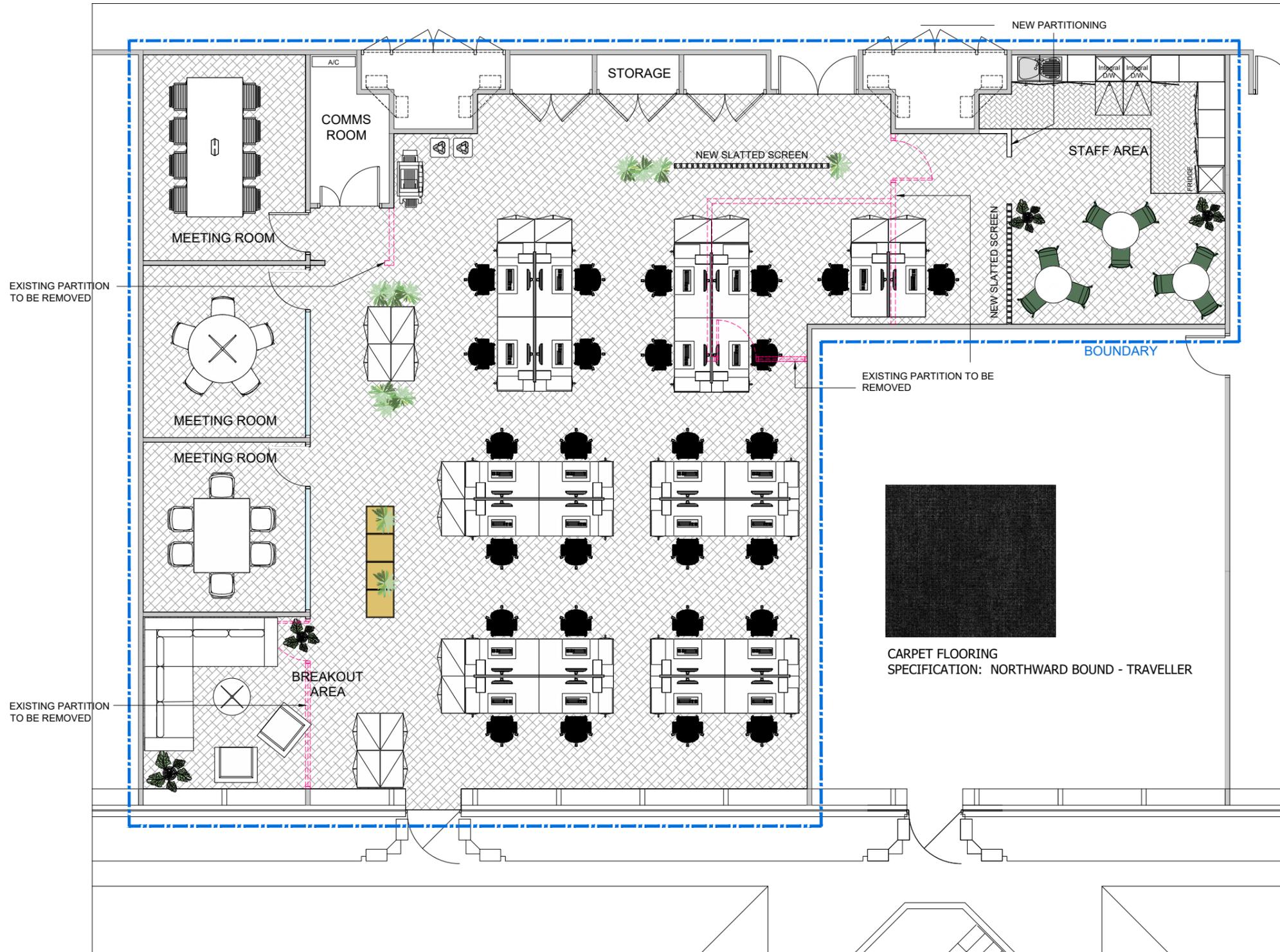
STAFF AREA OPTION



TIMBER SLAT SCREEN



STORAGE / ROOM DIVIDER



1 EXISTING FLOOR PLAN
SCALE: 1:100



OFFICE
IRC Interiors
1000 Lakeside, Western Road
Portsmouth, Hampshire, PO6 3EN
023 9226 8580 / 07767 405818

CLIENT

PROJECT
SUITE 002
LAKESIDE NORTH HARBOUR

DRAWING TITLE
PROPOSED FLOOR PLAN

SCALE 1:100	DATE 27.01.25	DRAWN BY KB	CHECKED BY
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PROJECT No. 3582	DRAWING No. 002	REVISION
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