

ALL INCLUSIVE RENT



## First Floor Offices, Compass Road, Portsmouth, PO6 4SJ

### First Floor Offices

#### Summary

Tenure	To Let
Available Size	1,222 sq ft / 113.53 sq m
Rent	£25,000 per annum All inclusive rent
Service Charge	N/A
Business Rates	To be reassessed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

#### Key Points

- All Inclusive Rent
- Part-Furnished
- Close to Local Amenities and Hotels
- First Floor Offices
- Onsite Allocated Parking
- Kitchen

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# First Floor Offices, Compass Road, Portsmouth, PO6 4SJ

## Description

The property is a first floor office space that forms part of the Glenrands Jaguar and Land Rover building on Compass Road, North Harbour, Portsmouth.

The property consists of main office, management office, board room, comms cupboard, kitchen, m/f W/C, and storage room.

The property can come part-furnished.

## Location

North Harbour Business Park is an established commercial location just 4 miles north west of Portsmouth city centre and located 1 mile from the M27(Junction 12) connecting the area with key surrounding commercial cities as well as the national motorway network.

North Harbour benefits from easy access to two railway stations; Portchester (1 mile west) and Cosham (2 miles east). Both stations provide regular services to London Waterloo as well as surrounding towns. Portsmouth & Southsea railway station is just 5 miles south east providing additional, frequent rail services. Southampton International Airport is located 18 miles west of North Harbour accessed directly via the M27 (Junction 5). It is the main business airport for the South Coast.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	1,222	113.53	Available
<b>Total</b>	<b>1,222</b>	<b>113.53</b>	

## Specification

- \*Cat 6 broadband \*Furnished
- \*LEDs \*Airconditioning
- \*Kitchen \*Storage room
- \*M/F W/C \*Data trunking
- \*Electric heaters \*Carpeted
- \*Data room \*CCTV

## Terms

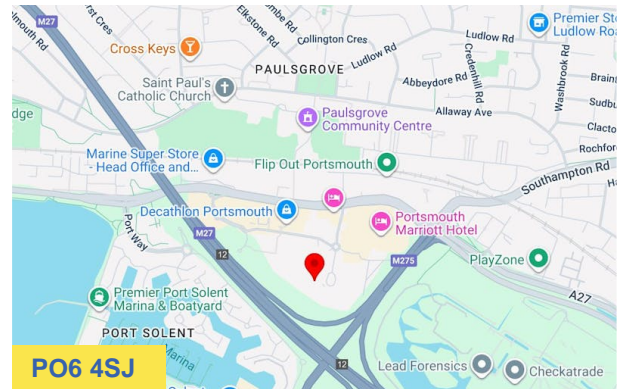
Available on a internal repairing and insuring lease for a term to be agreed at an all inclusive rent of £25,000 per annum.

## Other Costs

Legal Costs - Each party to be responsible for their own legal costs incurred in the transaction.

Unless otherwise stated all prices may be subject to VAT.

VAT - Elected



## Viewing & Further Information

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