



## RAWLINGS SUITE, PORTSMOUTH, PO1 3TT

OFFICE TO LET

2,465 SQ FT (229.01 SQ M)



# Summary

## Office suites at Gunwharf Quays

Available Size	2,465 sq ft
Rent	£70,252 per annum
Rates Payable	£20,459 per annum
Rateable Value	£41,000
Service Charge	£19,424.62 per annum
EPC Rating	D (97)

- Office accommodation with meeting rooms
- Accessed by Train, Boat, Bus, Car, Bike or Foot
- Established Business Location
- Shared terrace area
- Panoramic views over Portsmouth Harbour and the Spinnaker Tower

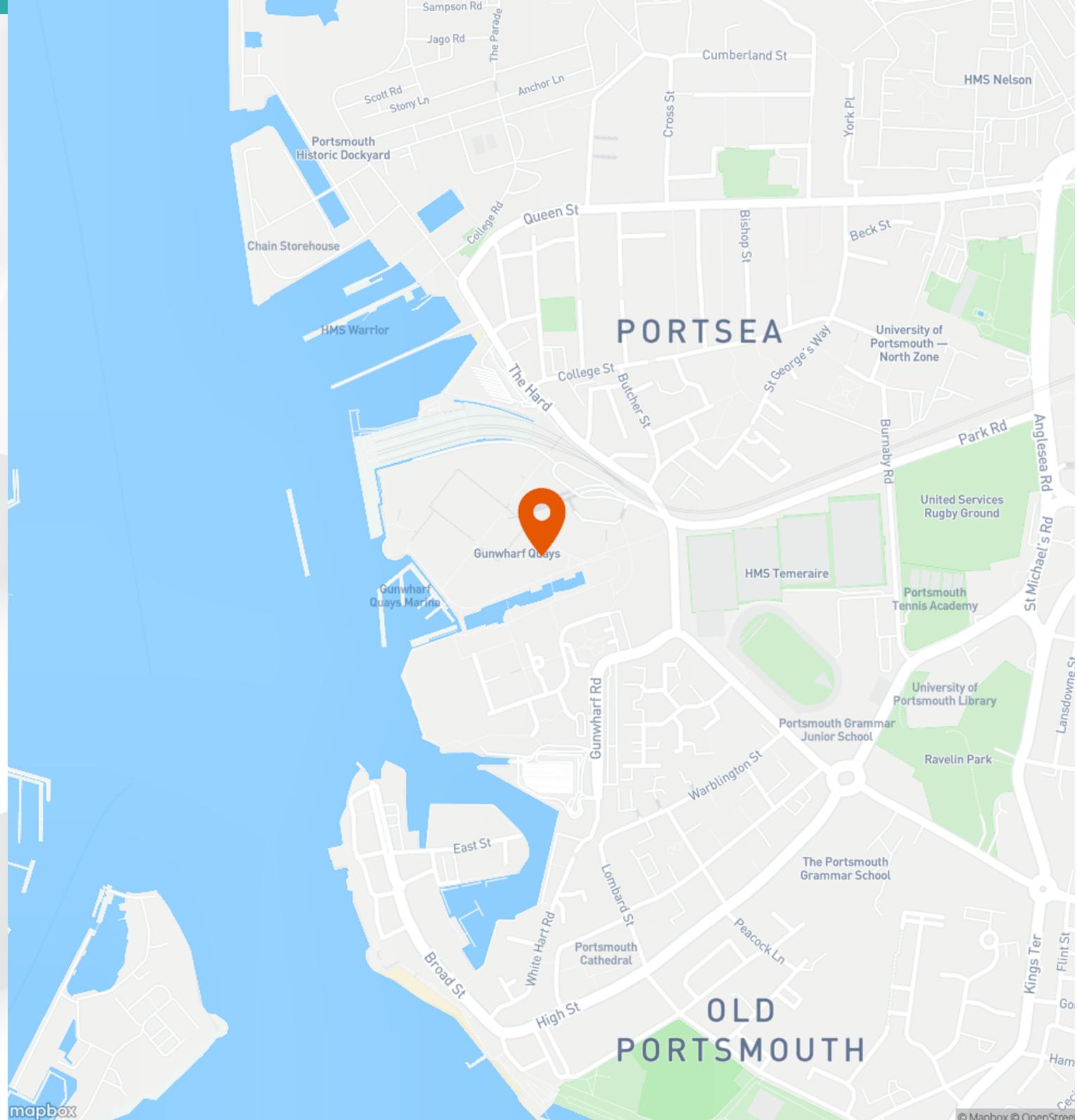


# Location



**Rawlings Suite, Gunwharf Quays, Portsmouth, PO1 3TT**

Rawlings Suite is located within the heart of the Gunwharf Quays development in Portsmouth, overlooking the Spinnaker Tower, and within close proximity to the city centre. The offices are easily accessed from Millennium Boulevard, which in turn links to the M275, providing a connection to the M27, A3 and M3 (primary links to London and the south east).





# Further Details

## Description

The offices comprise an office suite with four partitioned meeting rooms and separate kitchenette. The suite benefits from LED lighting, raised floors, lift access and W/Cs. The accommodation has a dedicated lobby and lift.

Externally the suite benefits from a balcony area along the front elevation.

## Terms

The suites are available to let on a new internal repairing and insuring lease by way of a service charge, which is payable for the upkeep and maintenance of the internal and external common parts. Full details of the service charge available upon request.

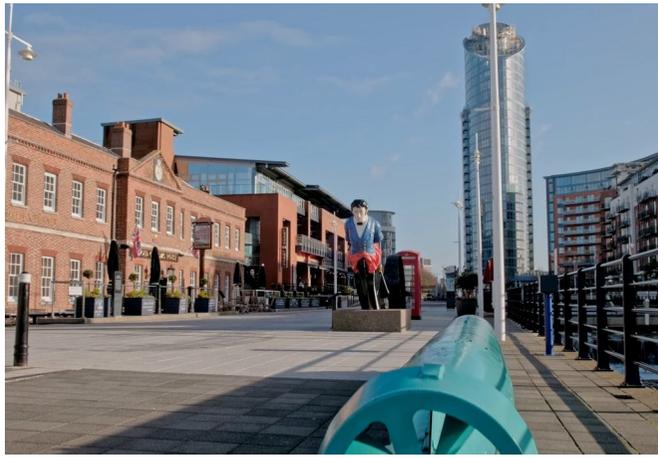
## Legal Costs

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 & Viewings



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