



6-10 SOMMERVILLE OFFICES AT GUNWHARF QUAYS, PORTSMOUTH, PO1 3AG

OFFICE TO LET

9,790.60 SQ FT (909.58 SQ M)



Summary

High Quality Office Suite with waterfront view

Available Size	9,790.60 sq ft
Rent	Rent on application
Rates Payable	£89,216.25 per annum
Rateable Value	£160,750
EPC Rating	D (82)

- Situated in the heart of Gunwharf Quays
- Close proximity to Portsmouth City Centre
- Easy access to M275
- Balcony access provides stunning views across Gunwharf Quays
- Parking
- Dedicated lift facility
- Full refurbishment to Cat A specification available - subject to AFL



Location

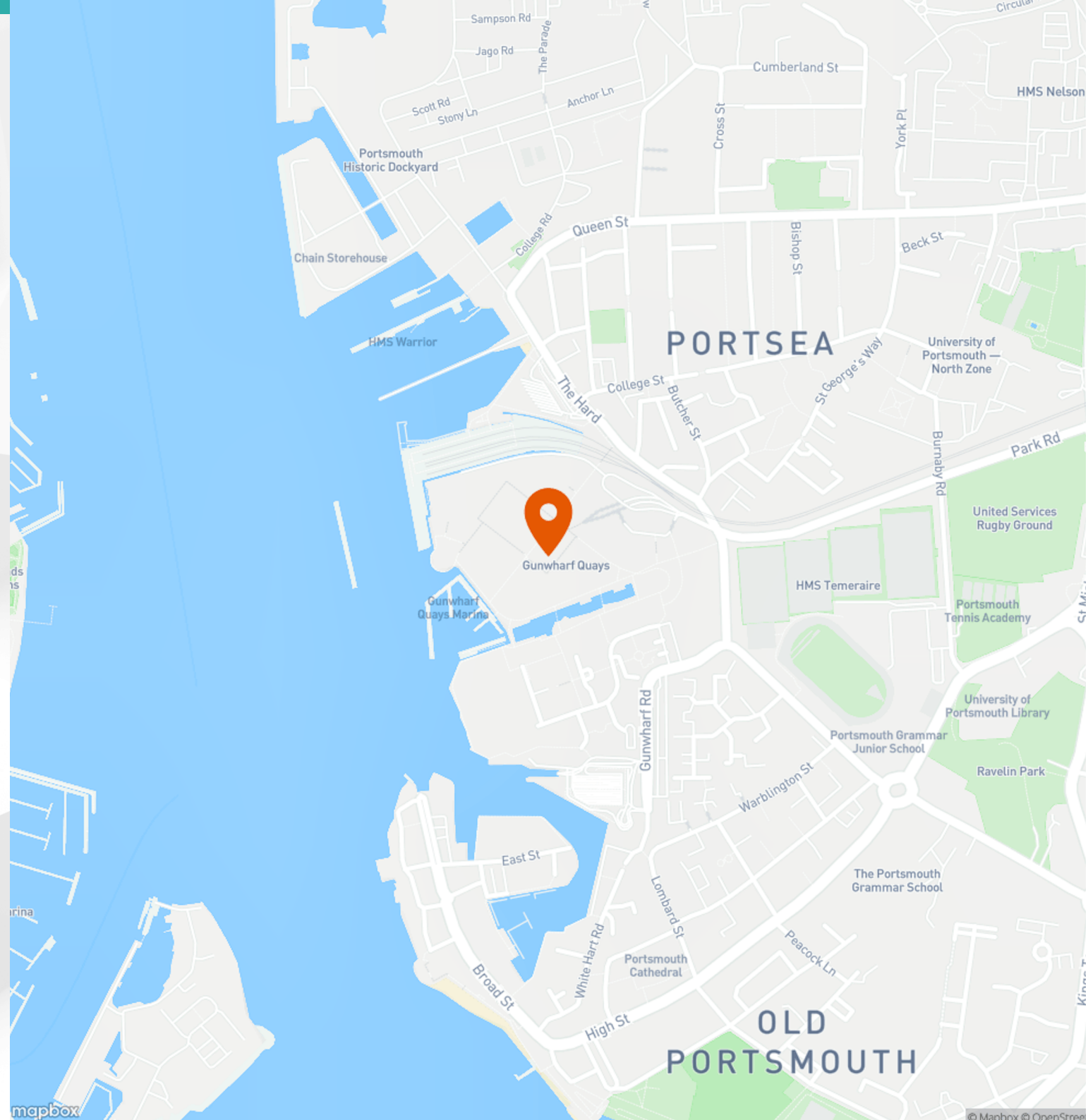


**6-10 Sommersville offices At
Gunwharf Quays,
Portsmouth, PO1 3AG**

The Sommersville office suite is located within the heart of the Gunwharf Quays in Portsmouth and is 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).

Portsmouth Harbour railway station is positioned right next door to Gunwharf Quays. Travelling to the centre couldn't be easier with South Western Railway, Southern Trains and Great Western Railway, with regular trains running all day to and from the station.

The Hard Bus Interchange is a short walk from Gunwharf Quays, providing direct and easy access for all bus and coach passengers. There is also a coach drop-off and pickup point on site.



WELCOME

GUNWHARF QUAYS

WATERFRONT OUTLET SHOPPING



WELCOME

BOSTON JACK WILLS

HOLTON BROWN

OSPREY

THE MATTRESS

Further Details

Description

Gunwharf Quays is set against the striking backdrop of Portsmouth Harbour, with breathtaking views of the Solent and the iconic Spinnaker Tower rising above it. Located in this historic maritime city, the centre blends modern design with Portsmouth’s rich naval heritage. It is home to over 90 premium outlet stores, more than 30 restaurants, bars, and cafés, and high quality office space.

The space comprises predominantly open plan office space but also provides meeting rooms of various sizes. Internally, the suite currently benefits from fluorescent strip lighting, raised floors, high ceilings, wet heating system and WC facilities.

Subject to an agreement for lease, the unit can be fully refurbished to Cat A specification.

Entrance to the suite is just off the main square with a phone entry system providing access to a dedicated lobby with stairs and lift. The office suite is located on the second floor above the main restaurants area fronting the marina offering stunning views over Portsmouth Harbour via full height glazing. A self contained balcony wraps around the front elevation.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
2nd - Floor	9,790.60	909.58
Total	9,790.60	909.58

Terms

The suite is available to let on a new effective full repairing and insuring lease subject to a service charge. Full details of the service charge available upon request.

Legal Costs

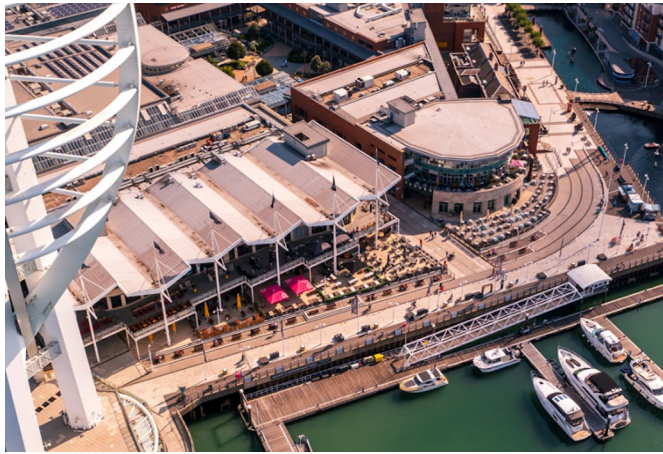
Each party to be responsible for their own legal costs incurred in this transaction.

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification may 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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**Vail
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