

**TO LET**

# **BAY HOUSE**

North Harbour Business Park, Compass Road, Portsmouth PO6 4RS



First Floor Modern Open Plan Offices  
1,380 to 5,518 sq ft (128.2 to 512.6 sq m)

- **Easy Access to J12 M27**
- **Open plan accommodation**
- **Comfort cooling throughout**
- **27 car parking spaces**

# BAY HOUSE

A prime business location with easy parking

Bay House provides modern open plan office accommodation together with 27 on-site car parking spaces.

The accommodation benefits from full access raised floors, suspended tile ceilings incorporating recessed LED lighting, contemporary washrooms and comfort cooling and is accessed by way of a private ground floor entrance with stairs and lift.



## Accommodation

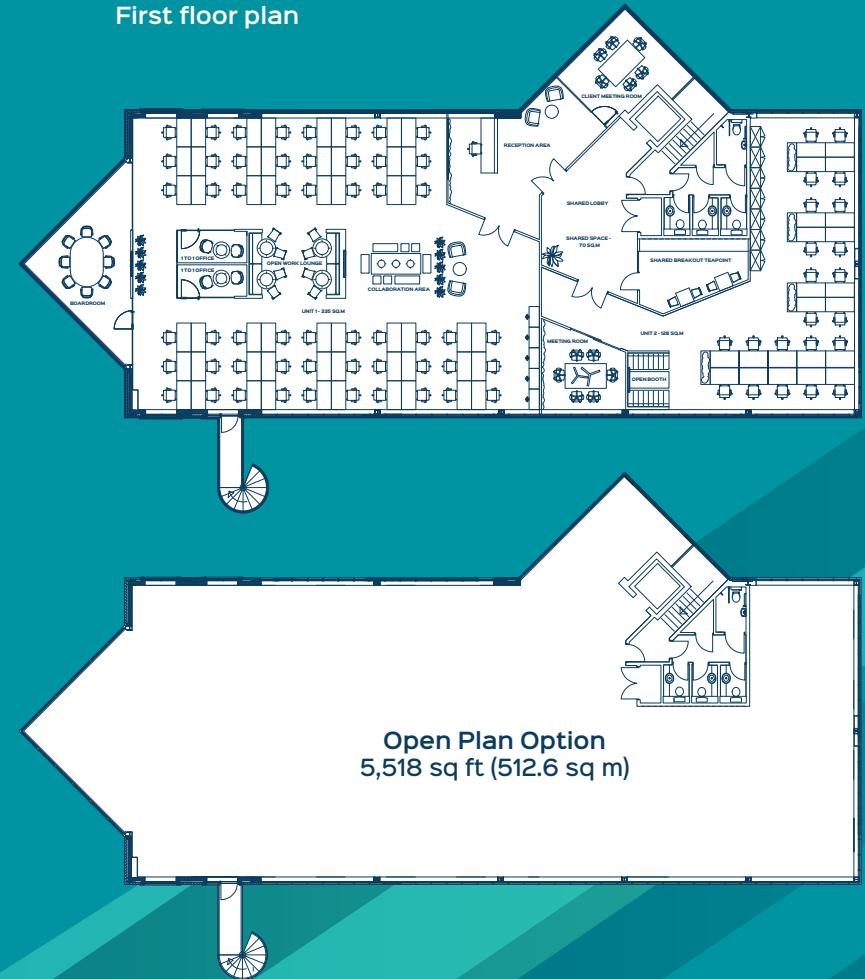
The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate net Internal area:

**Total area 5,518 sq ft (512.6 sq m)**

Can also be divided as below

	Sq ft	Sq m
Suite A	3,600	334.45
Suite B	1,380	128.2

First floor plan



**Open Plan Option**  
5,518 sq ft (512.6 sq m)



## Terms

A New Full Repairing & Insuring lease is available on flexible terms. Consideration for sub-dividing the floor will be given, subject to terms.

## Rateable Value

First Floor – Offices & Premises £70,500

Source:

[www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)

Energy Performance Certificate Rating: C51

## Service Charge

A service charge of £6,600 is levied for communal and shared services. Power usage is separately metered including heating & cooling.

## Legal Costs

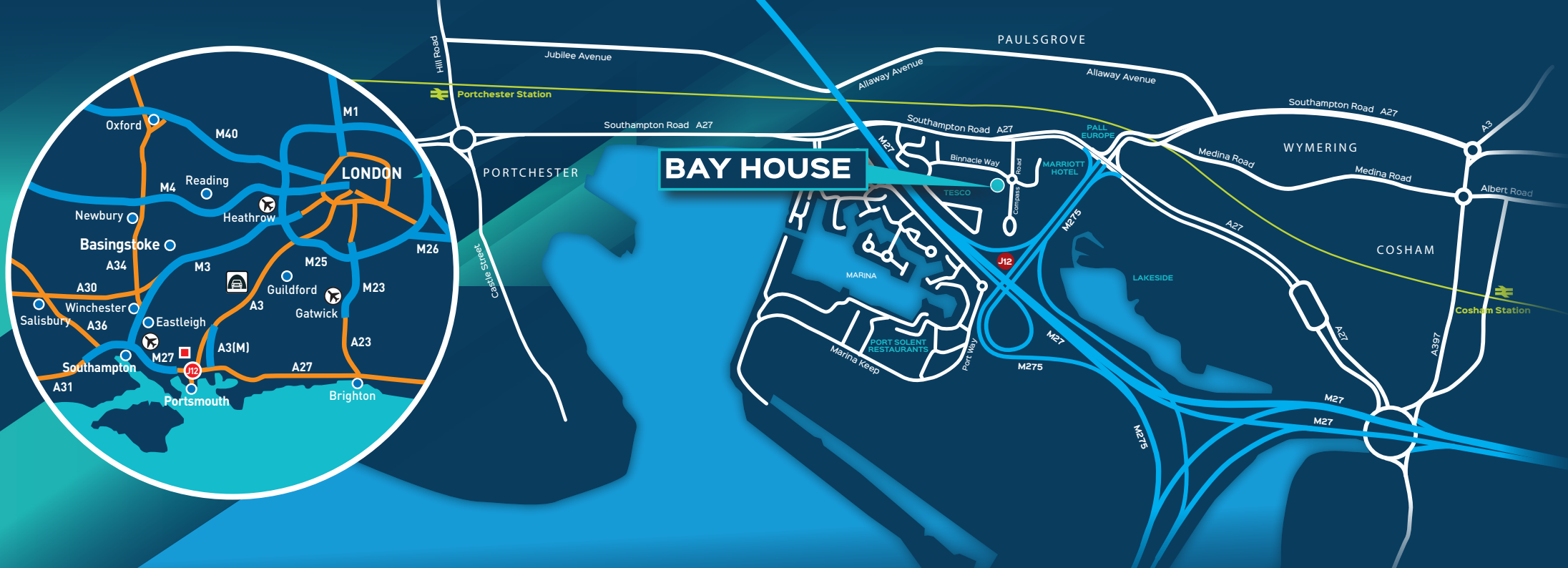
Each party to be responsible for their own legal costs incurred in the transaction.

## Rent

Available for rent at £19 per sq ft per annum exclusive of service charge , business rates , building insurance and VAT , payable quarterly in advance.







# BAY HOUSE

## Better connected for better business

North Harbour Business Park is situated at the eastern end of the South Coast's M27 business corridor by Junction 12. Access to Portsmouth city centre is via the M275 (4 miles) and to London via the A3(M) (70 miles). Southampton International Airport is approximately 17 miles to the east via the M27.

The property occupies a prominent position, clearly visible from Junction 12 of the M27 motorway. Cosham Train Station is just a 5min drive, 13m cycle and 40min walk away, while Portchester Train Station is a 6min drive, 10 min cycle and 30 min walk.

## Viewing

Strictly by appointment through the agents.

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