

SECOND FLOOR EAST, 3000 LAKESIDE NORTH HARBOUR, PORTSMOUTH PO6 3EN



SECOND FLOOR OFFICE SUITE TO LET

2,525 sq.ft. (230 sq.m) Net Internal Area



KEY FEATURES

- Modern office suite
- Excellent road communications
- Landscaped ground with views of lake
- Roof terrace
- Floor to ceiling windows
- Excellent on-site facilities
- 9 car parking spaces
- Flexi-lease

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LOCATION

Lakeside North Harbour is one of the South's landmark business locations with superb access by road and public transport via Junction 11 of the M27 and the A27 south coast road.

There is a free shuttle bus between Cosham Railway Station, Hilsea Bus Station and The Hard Interchange.

3000 Lakeside benefits from a wonderful business lounge and winter garden providing circulation together with an Auditorium.

There is a central square retail amenity with convenience store, florists, Subway sandwich bar, Starbucks café, hairdresser and beauty salon and 60 place crèche.

Other occupiers include Babcock, Capita, Transas Marine, Southern Co-op, Coffin Mew and IBM.

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SCHEDULE OF AREAS

Description	ft ²	m ²
Office (Net Internal Area)	2,525	230

Measured in accordance with the RICS Code of Measuring Practice 6th Edition.

DESCRIPTION

A modern, open plan, office suite with views of the lake and landscaped grounds, and includes: -

- Carpets
- Comfort cooling and heating
- LED smart lighting
- Roof terrace
- Kitchen
- Excellent on-site amenities

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

TERMS

A new 3 year flexi-lease with rolling mutual break options at any time, after 6 months of occupation.

RENT

An inclusive rent bundle to include rent, business rates and service charge: -

Year 1: £59,500

(Introductory offer available to new tenants to Lakeside and subject to covenant)

Year 2: £75,750

Power consumption separately metered.

DEPOSIT

3 months rent deposit.

EPC

Energy Performance Rating: TBA

Reference Number: TBA

LEGAL COSTS

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

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VIEWING

Strictly by appointment through the joint sole agents.

CONTACTS

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SUBJECT TO CONTRACT
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