

21-22 THE SLIPWAY, PORT SOLENT,  
PORTSMOUTH PO6 4TR



**REFURBISHED** SELF-CONTAINED OFFICE  
**TO LET**

**NEW LEASE AVAILABLE**



1430 sq.ft (132.85 sq.m) NIA

# 21-22 THE SLIPWAY, PORT SOLENT, PORTSMOUTH PO6 4TR



## LOCATION

The Slipway comprises a two storey purpose-built office building accommodating a range of marine and non-marine businesses located within an established marina environment.

Port Solent is strategically located at the M27 via J12 gateway to Portsmouth, providing excellent accessibility to this prestigious waterfront location.

A regionally recognised leisure destination, the broader site benefits from a range of waterfront restaurants and bars, together with a David Lloyd Leisure club and a cinema.

## KEY FEATURES

- Extensively refurbished
- Car parking
- Open plan
- Attractive waterside location
- Excellent access to the motorway network





# 21-22 THE SLIPWAY, PORT SOLENT, PORTSMOUTH PO6 4TR



# 21-22 THE SLIPWAY, PORT SOLENT, PORTSMOUTH PO6 4TR



## DESCRIPTION

The office suite is located within the building benefiting from good natural light. The office is open plan and benefits from a tea point and male and female WCs.

The office will be extensively refurbished and benefit from the following:

- Suspended ceiling with recessed 'LED' lighting
- Newly carpeted and painted throughout.

Internet – the landlord has a leaseline serving the property and available subject to terms.

## TERMS

A new effective full repairing and insuring lease for a term to be agreed. Minimum term of three (3) years.

## RENT

£22,800 (£16.00 sf) per annum exclusive of business rates and service charge.

Service charge and Port Solent charge: £4,761.90 (£3.33 sf) per annum.

## SCHEDULE OF AREAS (APPROX. IPMS3)

Description	ft <sup>2</sup>	m <sup>2</sup>
Unit 21 -22 (First Floor)	1430	132.85

## EPC

Rating: D(85)

## BUSINESS RATES

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a rateable value of £19,000. However, we would advise an interested party to confirm the accuracy of this information.

## LEGAL COSTS

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

# 21-22 THE SLIPWAY, PORT SOLENT, PORTSMOUTH PO6 4TR



## 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.

## VIEWING

Strictly by appointment through the sole agents.

## CONTACT

**Harnish Patel**  
Vail Williams LLP

Tel: 07825 276132

Email: [hpatel@vailwilliams.com](mailto:hpatel@vailwilliams.com)

**Russell Mogridge**  
Vail Williams LLP

Tel: 07815 737175

Email: [rmogridge@vailwilliams.com](mailto:rmogridge@vailwilliams.com)



**SUBJECT TO CONTRACT**  
**December 2018**

Misrepresentation Act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

**Birmingham Crawley Guildford Heathrow London Portsmouth Southampton Thames Valley**

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 550 Thames Valley Park, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office. **Regulated by RICS.**

**Our Services:** Acquisition & Disposal, Building Consultancy, Corporate Real Estate, Development Consultancy, Investment and Funding, Leasing Advisory, LPA Receivership, Planning Consultancy, Property Asset Management, Rating, Valuation