

# DETACHED OFFICE IN A VIBRANT COMMERCIAL AREA

2288 - 4628 sq.ft (212 - 429.94 sq.m)

## TO LET



- Comfort cooling
- Gas central heating throughout
- Perimeter trunking
- 21 car parking spaces



2 ACORN BUSINESS CENTRE,  
NORTHARBOUR ROAD,  
PORTSMOUTH PO6 3TH







2 Acorn Business Centre off Northarbour Road is a detached office building situated in busy commercial area of Portsmouth, just a short distance from J12 of the M27.

The newly refurbished accommodation is arranged over two floors, with carpets throughout and toilets on each floor. Unit 2 also benefits from gas central heating, comfort cooling, double glazed windows, a fitted kitchen and first floor kitchenette, plus dining area. In addition, the unit comes with 21 dedicated car parking spaces and there is double loading door access.

#### ACCOMMODATION SCHEDULE

Floor areas are Net Internal Area

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	2288	212.50
First Floor	2340	217.37
Total	4628	429.87

#### TENURE

The premises are available on a new lease on terms to be agreed.

#### RENT

£17 per sq ft per annum, exclusive of rates, estates service charge and VAT.

#### ESTATES SERVICE CHARGE

There is an estates service charge. Details to be provided.

#### EPC

Rating C(63).

#### 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 £43,250. 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

#### 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 incoming tenant or occupier satisfies themselves in this regard.

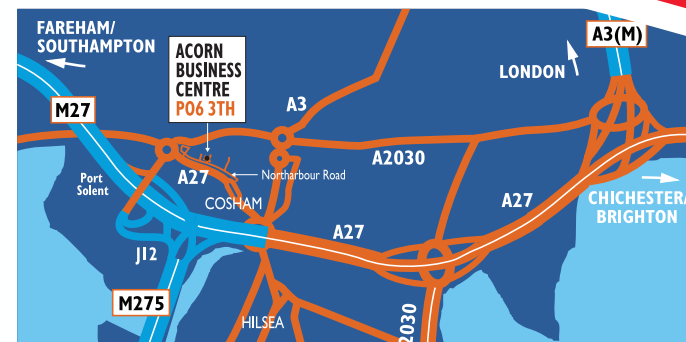
#### VIEWING

Strictly by appointment through the sole agents



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#### LOCATION

Acorn Business Centre is located close to J12 of the M27 the Lakeside North Harbour, which is home to IBM's UK Headquarters. The scheme is situated on the outskirts of Portsmouth in one of the City's primary office locations, and benefits from excellent transport links along the Solent corridor, with easy access to London

Vail Williams and their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Vail Williams have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.