

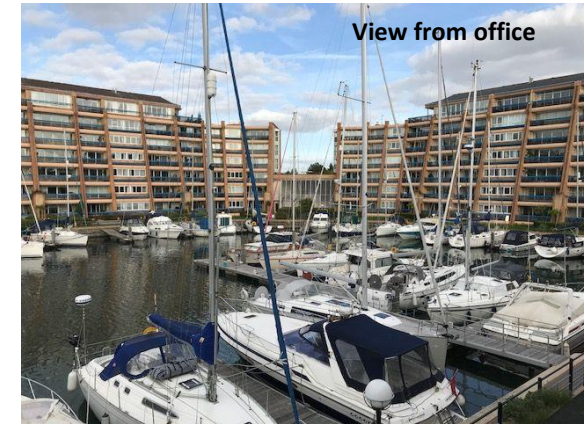
3-6 THE QUARTERDECK, PORT SOLENT, PORTSMOUTH PO6 4TP



WATERSIDE OFFICE SUITE - **TO LET**



2,815 sq.ft (261.54 sq.m) Net Internal Area



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LOCATION

Port Solent is strategically located close to Junction 12 of the M27 providing excellent access to the South Coasts motorway network. Central London is under 70 miles via the A3(M), Southampton Docks 18 miles west (M27), Chichester 7 miles east (A27) and Gunwharf Quays 6 miles south (M275).

Port Solent Facilities

Port Solent enjoys a prestigious water front location in the Country's third largest marina. There are a wealth of restaurants and bars together with David Lloyd Leisure Club and ample on site car parking.

<https://www.portsolent.com>



CHIMICHANGA
TEX+MEX

WATERMARK
RESTAURANT AND BAR

Relentless
HQ

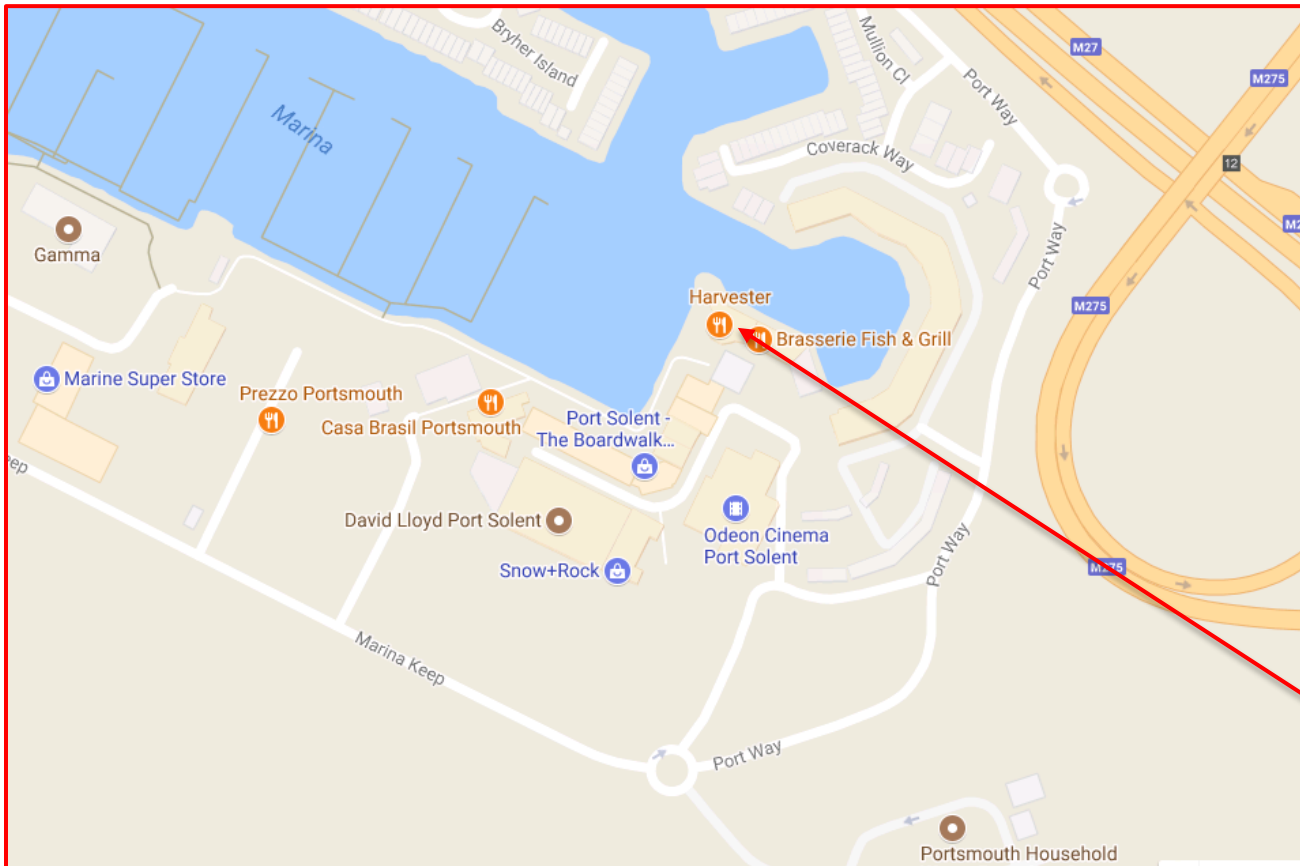
David Lloyd
CLUBS

CASA BRASIL
ALL YOU CAN EAT BRAZILIAN RODIZIO
COME HUNGRY. LEAVE HAPPY.™

WILDWOOD
PIZZA PASTA GRILL



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KEY FEATURES

- Allocated car spaces
- Marina views
- Fibre optic broadband capability
- 24 hour site security
- Bicycle storage
- Shower facilities available
- Prestigious waterfront location
- Excellent motorway access



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DESCRIPTION

The office benefits from male and female WCs and a fitted kitchen.

The offices have attractive views across the marina basin and provide an attractive working environment.

The premises benefit from the following:

- Allocated car park
- Marina views
- Fibre optic broadband capacity
- 24 hour site security
- Bicycle storage
- Shower facilities available

TERMS

The premises are available on new effective full repairing and insuring leases for a term to be agreed.

RENT

£42,225 per annum exclusive of business rates, service charge Port Solent Marina Charge and VAT.

SERVICE CHARGE/PORT SOLENT CHARGE

There is a service charge for the communal running costs of the building and a marina charge. To be confirmed.

SCHEDULE OF AREAS (APPROX. NIA)

Description	ft ²	m ²
Total	2,815	261.54

EPC

To be confirmed post refurbishment.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £29,750. However, we would advise an interested parties to confirm the accuracy of this information.

LEGAL COSTS

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

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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

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SUBJECT TO CONTRACT
July 2018

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