



## First Floor Suite A The Old Treasury, 7 Kings Road, Southsea, PO5 4DJ

Modern First Floor Offices - Refurbished - With Incentive Package Available

### Summary

Tenure	To Let
Available Size	2,082 sq ft / 193.42 sq m
Rent	£16 per sq ft
Service Charge	£15,207.58 per annum
Business Rates	N/A
EPC Rating	C (66)

### Key Points

- Modern offices in a fantastic building
- Designated Onsite Parking at the rear
- Local amenities and city centre close by
- Well located within popular Southsea
- Open plan with the ability to sub-divide

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# First Floor Suite A The Old Treasury, 7 Kings Road, Southsea, PO5 4DJ

## Description

The First floor is accessed either through the front or the rear of the building and benefits from having a lift to all floors. The suite has shared male and female WCs. The office provides great open plan floor space ready for occupation with new LED lighting throughout and air conditioning. The offices benefit from having designated onsite car parking towards the rear of the building.

## Location

Portsmouth benefits from excellent transport links, with the M27 and A3M road networks reaching to the rest of the South Coast as well as London. Southampton International Airport is approximately 30 minutes by road. As well as the close proximity of the airport, Portsmouth has a cross channel ferry port with regular services to France and Spain.

The Old Treasury is a multi let office building situated on the corner of Kings Road and St Paul's Road just off Landport Terrace (A288). The building is close to Southsea seafront and the leisure and retail facilities in Southsea Town Centre.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit	2,082	193.42	To Let	Available
<b>Total</b>	<b>2,082</b>	<b>193.42</b>		

## Specification

- Suspended Ceiling
- New Air Conditioning
- Self Contained Kitchen
- Male & Female WCs
- Central Heating
- New LED Lighting
- Lift to All Floors
- Designated Onsite Parking

## Terms

Available on a new effective full repairing and insuring lease for a term to be agreed. Quoting rent £16 psf.

\*Attractive incentive packages available, subject to lease terms\*

## Other Costs

Additionally building insurance and all service charge (includes all heating & electric costs) is also payable.

Each party to be responsible for their own legal cost incurred within the transaction.

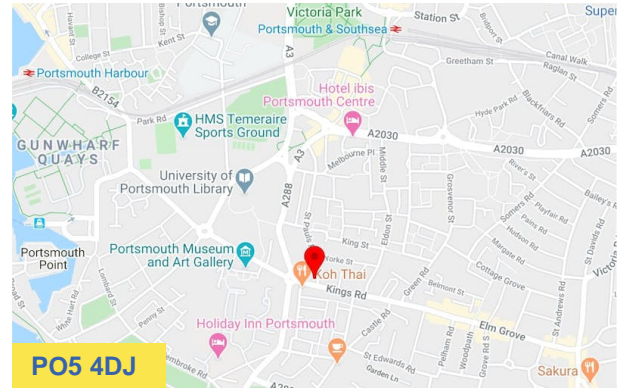
Unless stated, all prices and rents are quoted exclusive of VAT.

## Business Rates

Rateable value: To be re-assessed

Source voa.gov.uk

You are advised to check the business rates with the local council before making any commitment.



## Viewing & Further Information

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