

**Windsor House
Clovelly Road
Southbourne
Hampshire
PO10 8PF**



First Floor Offices

To Let

230 sqft up to 593 sqft [21.4-55.1 sqm]



Location

Southbourne is located on the Hampshire and West Sussex county border. It is midway between Portsmouth and Chichester and is close to Emsworth.

Clovelly Road can be accessed via the A259. Other occupiers in the area include a wide variety of businesses including Morgan Contract Furniture, Gardx, Talking Headsets and Southdowns Water amongst many others. There is a Tesco's Express within walking distance as is Southbourne railway station. The Southbourne Leisure Centre is also close by.

Commercial Property Consultants

**4 Northgate | Chichester | West Sussex | PO19 1BA
01243 520949 | www.medhursts.com**



Description

The available space comprises three offices located on the first floor of Windsor House. Previously occupied by an architectural practice, the rooms have excellent natural light with shared kitchen and toilets.

Rooms 2&3 are interconnecting.

Access is from a shared front door with an intercom. Southdowns Water occupy the rest of the building.

Accommodation

Room 1 230 square feet [21.4 square metres]

Rooms 2&3 363 square feet [33.7 square metres]

Amenities

- Flexible all-inclusive terms
- Car parking spaces
- Male and female wc's
- Kitchen
- Central heating
- Excellent natural light
- 24/7 access
- On site storage available separately

Rent

Room 1- £480 per month.

Rooms 2&3- £755 per month.

The rent includes all other occupational costs including business rates and apart from broadband and telephone services which will be the responsibility of the tenant.

The rent is subject to VAT.

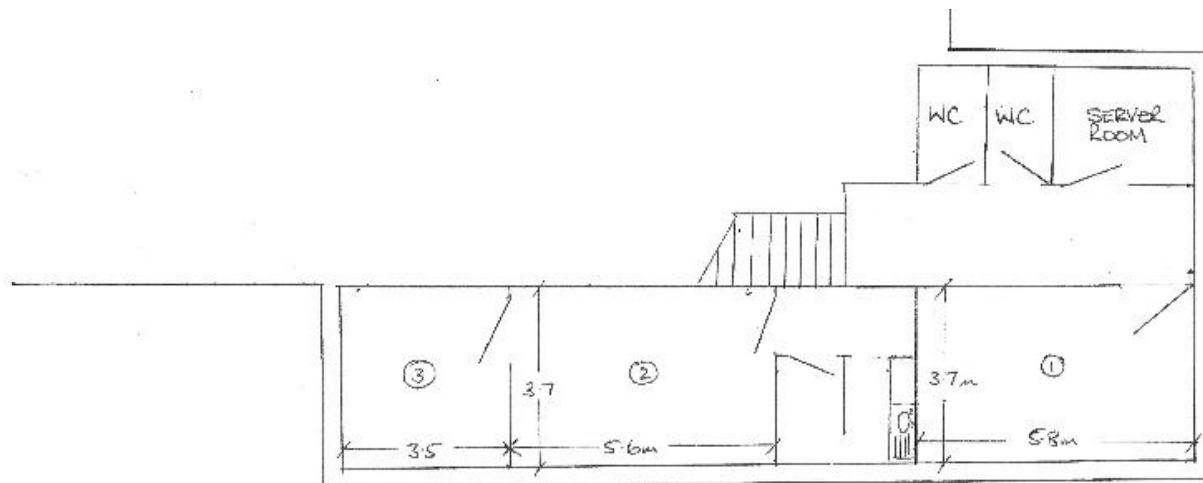
EPC

A new EPC is being commissioned.

Viewing

Strictly by appointment with the sole letting agents Medhursts Commercial Surveyors on 01243 520949.

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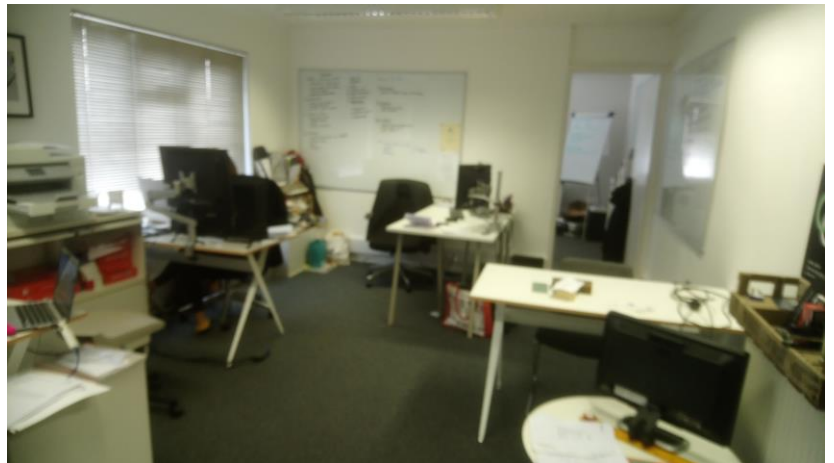


NOT TO SCALE

FIRST FLOOR
WINDSOR HOUSE
CLOVELLY ROAD
JAN 2019



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February 2019

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