HOLLOWAY ILIFFE & MITCHELL

Business Park, Office

TO LET

Unit 4 St. Georges Business Centre, St. Georges Square, Portsmouth, PO1 3EY

Self Contained two storey Modern Office with Parking

Summary

Tenure	To Let
Available Size	1,875 sq ft / 174.19 sq m
Rent	£30,000 per annum
Service Charge	£1,496.15 per annum
EPC Rating	C (75)

Key Points

- Office premises over 3 floors GIA 2,500 Sq.Ft.
- Next to Gunwharf Quays
- 8 Allocated Parking Spaces
- Fully Networked
- Good Train & Bus Links

Regulated by RICS

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Unit 4 St. Georges Business Centre, St. Georges Square, Portsmouth, PO1 3EY

Description

The accommodation comprises a mid terraced self contained office building with brick elevations.
Each floor is largely open plan and the property has the benefit of dedicated rear parking for 8 vehicles.
There is a disabled w.c with wash hand basin on the ground floor, w.c. with wash hand basin on the first floor along with a small kitchenette on ground floor with base units and sink on second floor.

Location

St. Georges Business Centre occupies a prominent position in St. George's Square, adjacent to Portsmouth Harbour Station and within a few minutes walk of the Civic Centre, The Guildhall and the city's principal shopping area. The adjacent Gunwharf Quays has greatly enhanced this already historic location.
Frequent ferry services to Gosport and the Isle of Wight are available from the Harbour, where there is a regular inter-city service to London Waterloo, journey time approximately 1 hour 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	599	55.65	Available
1st - Office	603	56.02	Available
2nd - Office	673	62.52	Available
Total	**1,875**	**174.19**	

Specification

* Carpeted Throughout
* Suspended Ceilings with Cat II Lighting
* Gas Central Heating
* Perimeter Trunking & Fully Networked
* Disabled W.C. with wash hand basin on ground floor
* Kitchenette on ground floor
* W.C. with wash hand basin on first floor
* Kitchen area consisting of base units and sink on second floor
* UPVC double glazed sash windows, plus some timber framed single glazed windows remain

Terms

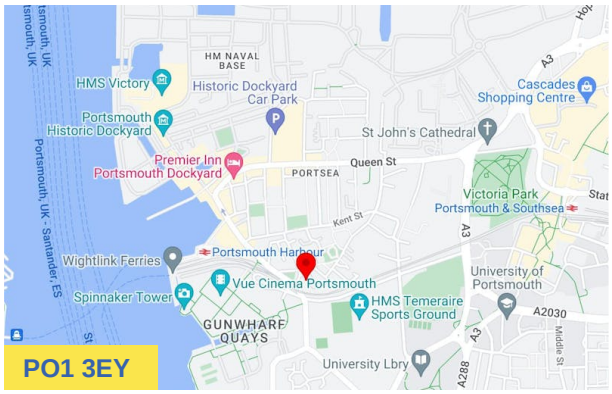
Available by way of a new FRI lease on terms to be agreed at a rent of £30,000 per annum plus VAT

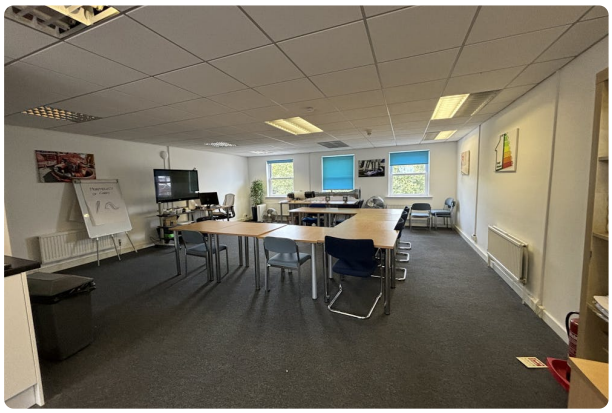
Business Rates

Rateable Value £28,250
You are advised to make your own enquiries to the local authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction
Service Charge - Year 24/25 £1,496.15 pa plus VAT
VAT - VAT is applicable.





Viewing & Further Information

Tom Holloway
023 9237 7800 | 07990051230
tom@hi-m.co.uk

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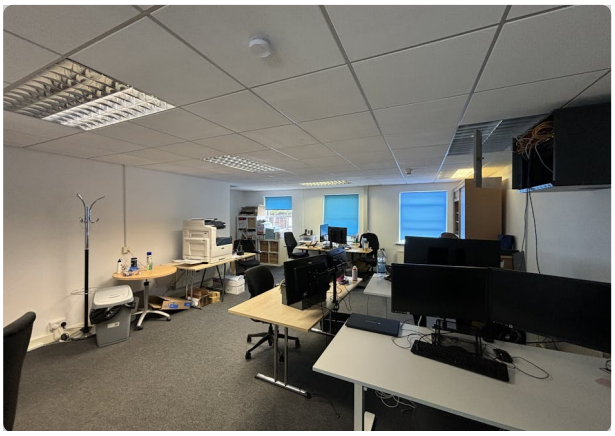
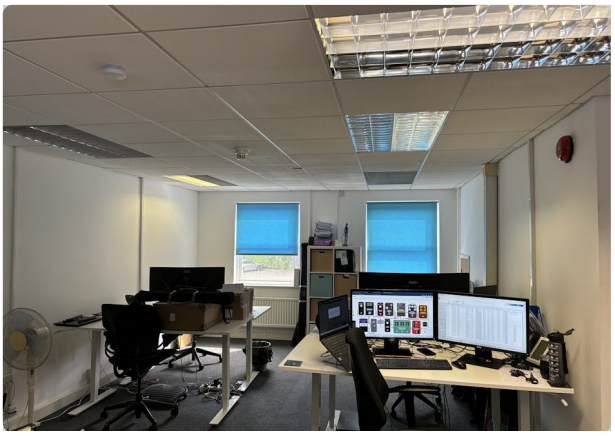
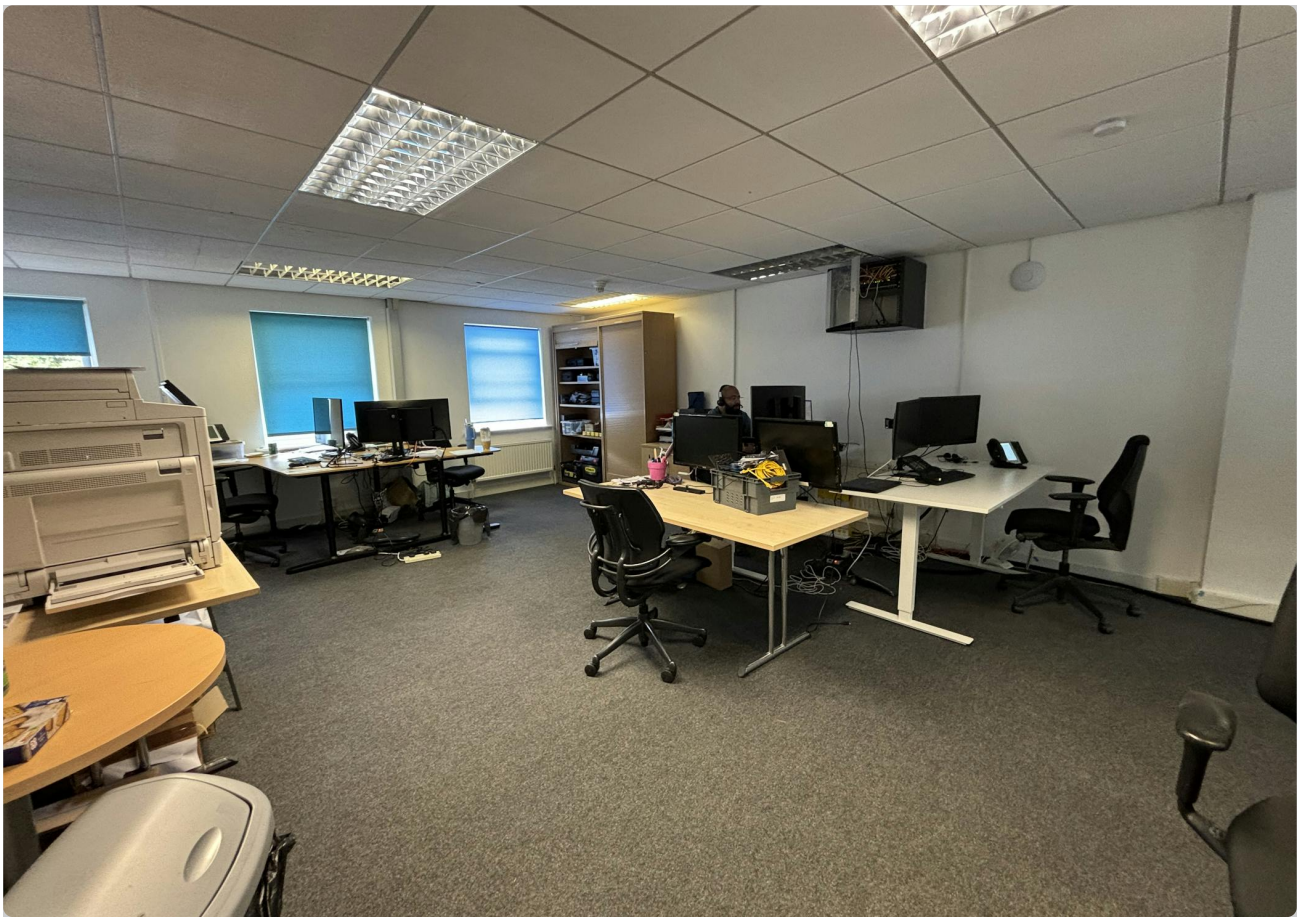
ST GEORGE'S
BUSINESS CENTRE







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