



**HOLLOWAY
ILIFFE &
MITCHELL**

Office, Retail, Leisure
TO LET



Victory Gate Lodge, The Hard, Portsmouth, PO1 3PU

Character Building Next To Portsmouth Historic Dockyard

Summary

Tenure	To Let
Available Size	1,138 sq ft / 105.72 sq m
Business Rates	Upon Enquiry
EPC Rating	E (115)

Key Points

- Self contained building
- Character building
- Kitchen area
- Would suit multiple uses (STP)
- Open plan space
- Terrace overlooking Portsmouth Harbour



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Description

The subject premises is a self contained, single storey building of traditional brick construction under a tile hung roof. The building was constructed in the nineteenth century and has had a modern extension at the rear and side, creating stunning office space withing this character building. The building provides good quality, versatile space that consists of a entrance lobby, main open plan office, small side side office, kitchen, disabled WC with wash hand basin, storage and a terraced area overlooking Portsmouth Harbour. Other uses will be considered (STP).

Location

The HM Naval Base is situated at the western end of Queen Street and the junction with The Hard. The subject premises are situated just outside Victory Gate on the left hand side, close to the historic setting of the Naval Dockyard. Victory Gate Lodge is well located with mainline railway station and bus terminal a short walk to the south. Gunwharf Quays is 0.5 miles to the south.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground - Office	858	79.71
Ground - Small Office	91	8.45
Ground - Entrance Lobby	82	7.62
Ground - Kitchen	60	5.57
Ground - Store	47	4.37
Total	1,138	105.72

Specification

- *Mainly open plan office space *Suspended ceilings
- *Recess led lighting *Electric storage heating
- *Cat 5 network cabling *Reception/lobby area
- *Disabled WC & wash hand basin *Kitchen
- *Terraced area

Terms

Available on a new effective full, repairing and insuring lease for a term to be agreed.

Business Rates

Rateable Value £

*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017. You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

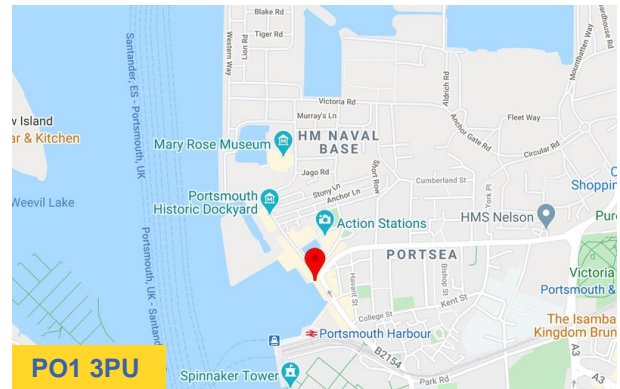
A service charge & buildings insurance is payable in respect of maintenance and repair of the building.

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

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

Video

- Video Tour - <https://vimeo.com/457932994>



Viewing & Further Information

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