



**HOLLOWAY  
ILIFFE &  
MITCHELL**

Office, Business Park  
**TO LET**

QUALIFIES FOR TAPER RELIEF



## 13 Acorn Business Centre, Northarbour Road, Portsmouth, PO6 3TH

Well Located Office

### Summary

|                |                           |
|----------------|---------------------------|
| Tenure         | To Let                    |
| Available Size | 1,300 sq ft / 120.77 sq m |
| Rent           | £16,500 per annum         |
| Rates Payable  | £5.47 per sq ft           |
| Rateable Value | £14,250                   |

### Key Points

- Open plan
- Close to junction 12 M27
- Fully networked
- Good Parking
- Meeting rooms



[hi-m.co.uk](http://hi-m.co.uk)

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977



## Description

The subject suite is a first floor, open plan modern office benefitting from part glazed meeting rooms, Cat 2 lighting, fully carpeted, kitchen and male and female W.C.s.

## Location

Acorn Business Park, Northarbour, is an office complex situated in an accessible location in close proximity to Junction 12 of the M27. The business park provides a total of thirteen detached office buildings. Built in the late 1980's, the scheme is situated on the outskirts of Portsmouth in one of the city's primary office locations. With excellent transport links along the Solent corridor and easy access to London, the Acorn Business Park represents a very attractive proposition for a wide range of businesses.

## Accommodation

The accommodation comprises of the following

| Name         | Sq ft        | Sq m          | Availability |
|--------------|--------------|---------------|--------------|
| 1st - Office | 1,300        | 120.77        | Available    |
| <b>Total</b> | <b>1,300</b> | <b>120.77</b> |              |

## Specification

Fully networked with CAT 5  
CAT 2 lighting  
Fully carpeted  
Part glazed meeting rooms  
6 Allocated parking spaces  
Male & Female W.C.s

## Terms

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

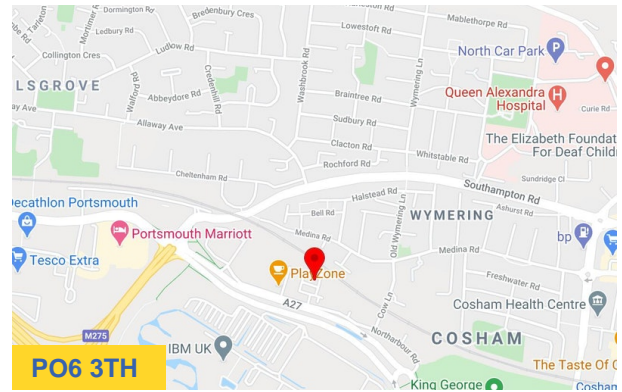
## Business Rates

Rateable Value: £14,250

You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.  
Additionally building insurance is also payable.  
Each party to be responsible for their own legal costs incurred in the transaction.  
Unless stated, all prices and rents are quoted exclusive of VA



## Viewing & Further Information

**Tom Holloway**

023 9237 7800 | 07887602603

tom@hi-m.co.uk

**More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)**



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 19/03/2021















