



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

Self contained modern offices with parking

Summary

Tenure	To Let
Available Size	635 to 2,700 sq ft / 58.99 to 250.84 sq m
Rent	£47,500 per annum
EPC Rating	B (45)

Key Points

- 12 Car Parking Spaces
- Next To Gunwharf Quays
- Good Train & Bus Links
- Fully Networked



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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 facilities.

There are also WCs and a kitchenette on the ground and a full kitchen on the first 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 of the following

Name	Sq ft	Sq m	Tenure	Availability
Ground	635	58.99	To let	Available
1st	1,015	94.30	To let	Available
2nd	1,050	97.55	To let	Available
Total	2,700	250.84		

Specification

- 3-storey offices
- Heating (New Boiler)
- Carpeted floors
- Suspended ceiling with LED panels
- Kitchenette on the ground floor
- Full kitchen on the first floor
- WC to ground and first floor
- Air Conditioning

Terms

Available on a new full repairing and insuring lease for a term to be agreed. Quoting rent £47,500 pa. The property is available as a whole or the landlord will consider splitting on a floor by floor basis, subject to terms.

Business Rates

Rateable value: £33,250.00

Source: voa.gov.uk

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

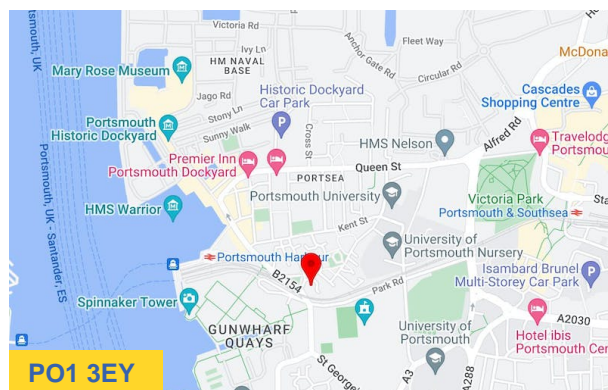
Other Costs

Service charge costs are to be confirmed.

Building Insurance costs to be confirmed.

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.



Viewing & Further Information

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