



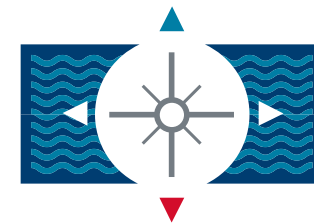
# To Let

## Headquarters Office Building Prominent location on the central south coast

Bespoke Headquarters Office Building Opportunity

2,242.6 sq m (24,139 sq ft)

- Excellent communication links
- Landscaped grounds
- Close to local amenities and hotels
- 142 car parking spaces



# HARBOUR COURT

C O S H A M

Harbour Court    Compass Road    Cosham    Portsmouth    PO6 4ST



Aerial photograph of Harbour Court looking south east towards Portsmouth.



Entrance to the main reception of Harbour Court.

## Excellent communication links effortlessly connect Harbour Court to important commercial centres throughout the south coast and the UK motorway network

### Location

North Harbour Business Park is an established commercial location just 4 miles north west of Portsmouth city centre and located 1 mile from the M27 (Junction 12) connecting the area with key surrounding commercial cities as well as the national motorway network.

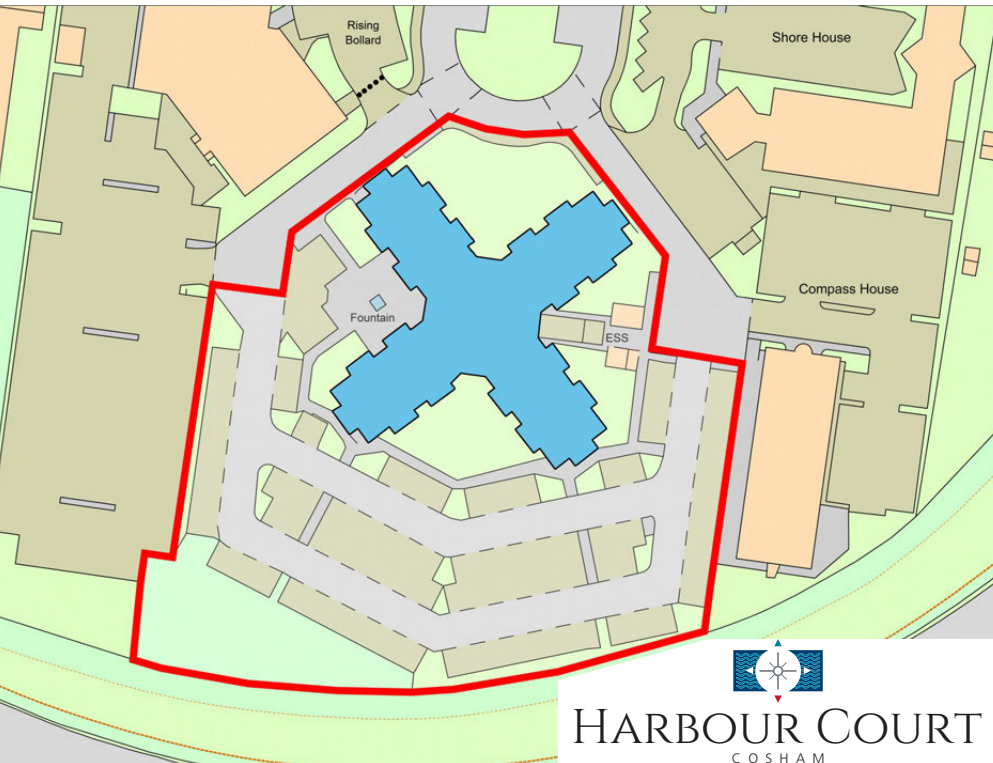
North Harbour benefits from easy access to two railway stations; Portchester (1 mile west) and Cosham (2 miles east). Both stations provide regular services to London Waterloo as well as surrounding towns. Portsmouth & Southsea railway station is just 5 miles south east providing additional, frequent rail services. Southampton International Airport is located 18 miles west of North Harbour accessed directly via the M27 (Junction 5). It is the main business airport for the South Coast.

### Description

The property is a detached Headquarters style office building set within landscaped grounds. Providing accommodation over three floors.

### Specification

- Open plan floor plates
- Full accessed raised floors
- Suspended ceilings
- Air conditioning
- WC's on each floor
- Ground floor reception area
- 142 car parking spaces



## HARBOUR COURT

COSHAM



Site: Approximately 2.1 Acres

Aerial view of Harbour Court showing nearby occupiers.

### Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition and the property has the following net internal floor areas:

#### Ground Floor

Office:	<b>1,056.4 sq m</b>	(11,370 sq ft)
Reception:	<b>76.0 sq m</b>	(818 sq ft)
Storage:	<b>12.8 sq m</b>	(139 sq ft)
<b>Total:</b>	<b>1,145.2 sq m</b>	<b>(12,327 sq ft)</b>

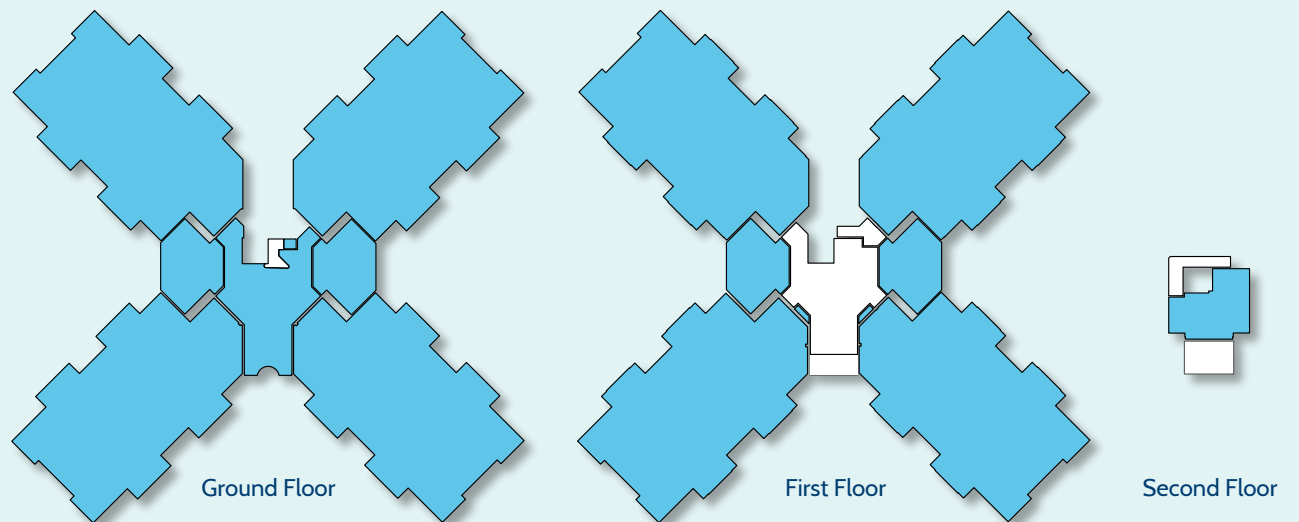
#### First Floor

Office:	<b>1,058.2 sq m</b>	(11,389 sq ft)
Storage:	<b>1.6 sq m</b>	(18 sq ft)
<b>Total:</b>	<b>1,059.8 sq m</b>	<b>(11,407 sq ft)</b>

#### Second Floor

Office:	<b>37.6 sq m</b>	(405 sq ft)
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**Overall Total: 2,242.6 sq m** (24,139 sq ft)





# HARBOUR COURT

C O S H A M

Drive times from Harbour Court to:

<b>Portsmouth City Centre:</b>	9 minutes
<b>Southampton Airport:</b>	24 minutes
<b>Southampton City Centre:</b>	35 minutes
<b>Winchester:</b>	36 minutes
<b>Basingstoke:</b>	52 minutes
<b>London:</b>	105 minutes

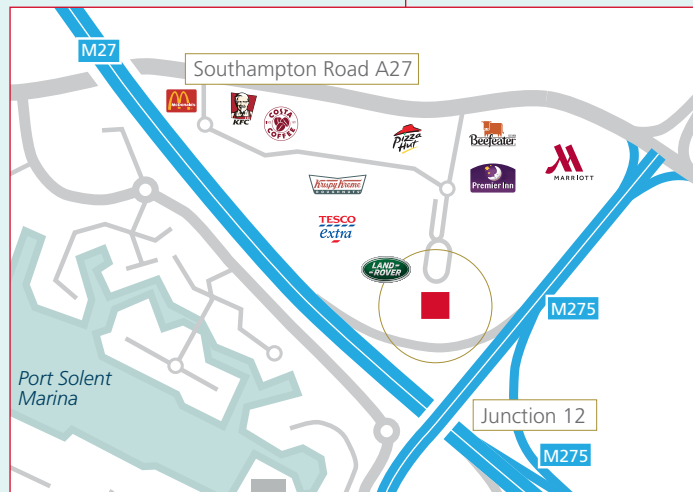
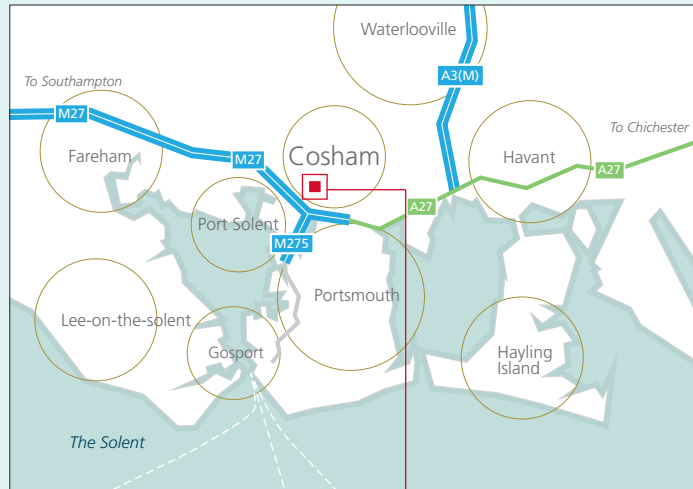
Drive times are taken from the RAC Route Planner and are entirely dependent on the time of travel and road works.

Train journey times from Cosham Station to:

<b>Portsmouth Harbour:</b>	25 minutes
<b>Southampton:</b>	35 minutes
<b>Brighton:</b>	80 minutes

## Southampton Airport

Southampton Airport is just 18 miles from Harbour Court is just 18 miles distant and offers regular flights to many destinations as well as internal flights to major UK cities.



## • Terms

A new lease available direct with the landlord on terms to be agreed.

## • Rent

Upon application.

## • Business Rates

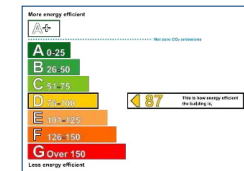
From our enquiries via [www.voa.gov.uk](http://www.voa.gov.uk) we understand the combined rateable value of the property to be £320,000. However, interested parties are advised to confirm the accuracy of this information.

## • Legal Costs

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

## • Energy Performance Certificate

D-87. (Prior to refurbishment). An Energy Performance Certificate (EPC) is available on request.



## • Viewing

Strictly by appointment through the joint sole agents:

### Steven Williams

T: 023 8202 2170

M: **07761 082 986**

E: [steven.williams@realest.uk.com](mailto:steven.williams@realest.uk.com)

### Tom Holloway

T: 023 9237 7800

M: **07887 602 603**

E: [tom@hi-m.co.uk](mailto:tom@hi-m.co.uk)



## Misrepresentation Act 1985

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