

TO LET



**HOLLOWAY
ILIFFE &
MITCHELL**

REFURBISHED SELF-CONTAINED MODERN OFFICES

594 Sq Ft (55.18 Sq M)

**Ground Floor,
Unit 3 St Georges Business Centre
3 St Georges Square
Portsmouth
Hampshire**

SATNAV PO1 3EY



- ▼ Flexible Lease Terms
- ▼ 4 Car Parking Spaces
- ▼ Next to Gunwharf Quays
- ▼ Good Train & Bus Links
- ▼ Fully Networked



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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.

DESCRIPTION

The accommodation comprises a mid terraced self contained officed building with brick elevations. The ground floor is largely open plan and the property has the benefit of dedicated rear parking facilities.

There is a disabled WC and kitchenette on the ground floor, along with a separate meeting room.

SPECIFICATION

- Heating
- Newly carpeted floors
- Suspended ceiling with recessed CAT II lighting
- Kitchenette
- WC
- CAT 5 network

ACCOMMODATION

Ground floor 594 sq.ft / 55.18 sq.m

TERMS

£15,000.00 per annum, plus VAT. All inclusive (rates, electrics, heating and rent)

Available on flexible terms.

OTHER COSTS

Phones and broadband are the responsibility of the incoming sub-tenant.

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.

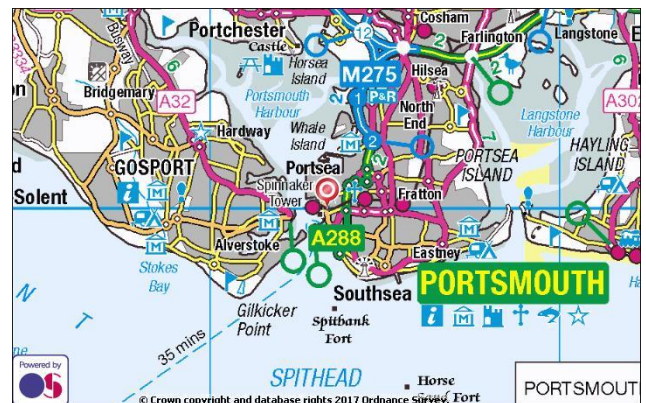
EPC RATING

C (52)

PHOTO



LOCATION PLAN



DISCLAIMER

Holloway Iliffe & Mitchell Limited
Registered Office: 10 Acorn Business Park North Harbour Road Portsmouth PO6 3TH

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.

VIEWING

Strictly by appointment with sole agents

Tom Holloway

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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremises.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) in accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.