

MODERN OFFICE SUITES
with breathtaking views across Portsmouth

THE CONNECT CENTRE

Kingston Crescent, Portsmouth, PO2 8QL

TO LET

From 2,000 - 4,772 sq ft



- **Open plan**
- **Quick access to M27 via M275**
- **Comfort cooling**
- **A total of 14 car parking spaces**
- **3 high speed lifts**

THE CONNECT CENTRE

LOCATION

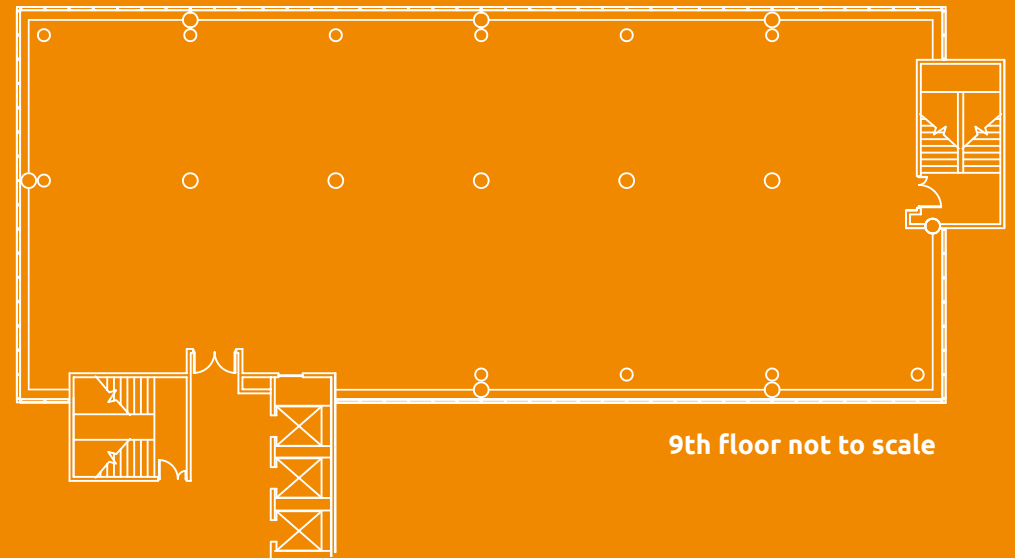
The Connect Centre is a landmark building located at the foot of the M275 on the northern fringe of Portsmouth City Centre and 1.5 miles from the M27, making the building easily identifiable and accessible to visitors.

Kingston Crescent provides a polarisation of commerce owing to its excellent accessibility by both public and private transport, combined with it being situated equidistant from the motorway and prime shopping area.

Transport links and retail facilities nearby provide a strong attraction to a work force. Portsmouth railway station is within 1.5 miles by car and the Continental Ferry Port is approximately 100 yards away. The Commercial Road and Cascades shopping precincts are approximately 1 mile to the south.

DESCRIPTION

The Connect Centre has undergone significant investment over the last few years with new air conditioning, high speed lifts and attractive reception. Visitors are welcomed by an impressive reception lobby with concierge. The accommodation is arranged over a refurbished open plan floor plate with views across the City and Portsmouth Harbour. Other occupiers in the building include Mitie, DVLA and Capita.



ACCOMMODATION

Offices suites provide open plan space, capable of sub-division, benefiting from carpet tiles, with under floor trunking, suspended ceilings with recessed lighting and comfort cooling. Each floor is serviced by a generous lobby with W/C's off. Externally there is a double deck car park with direct access into the building.



TERMS

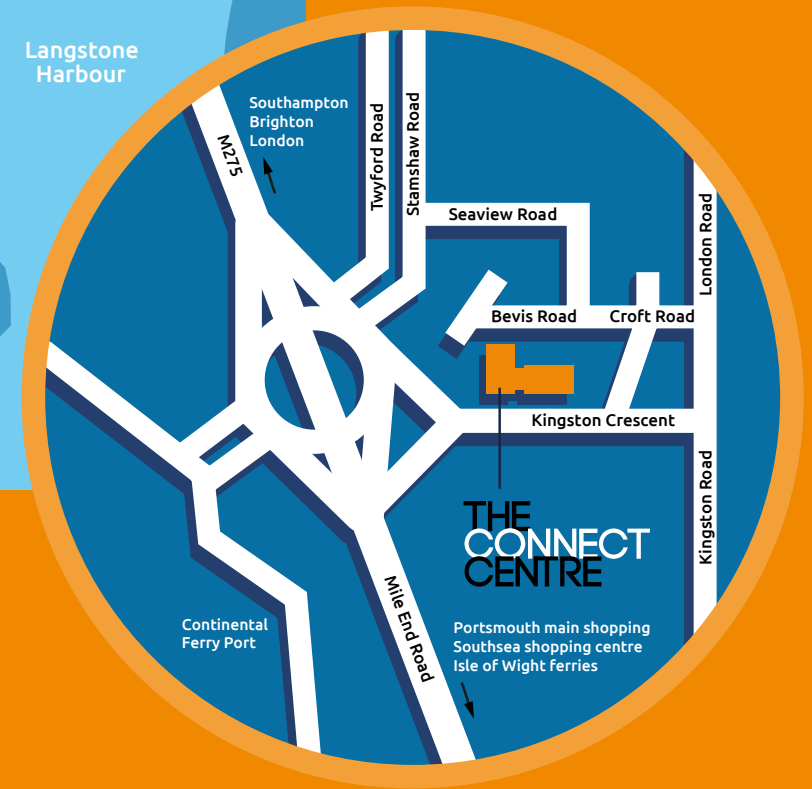
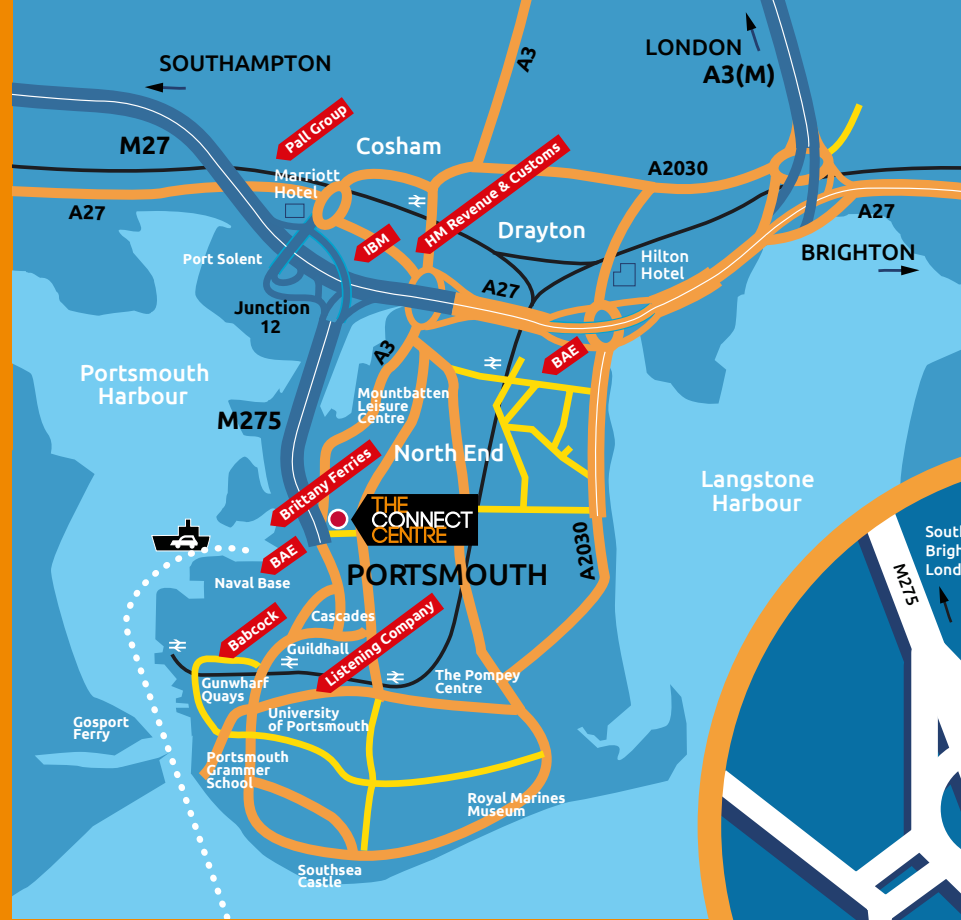
A new full repairing and insuring lease is available.

RENT

On application.

RATEABLE VALUE

Prospective tenants are advised to make their own enquiries with the local authority.



THE CONNECT CENTRE

Hughes Ellard
 hughesellard.com
 01329 220033

023 9237 7800
HOLLOWAY ILLIFFE & MITCHELL
 www.hi-m.co.uk

www.connectportsmouth.co.uk

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Energy Performance Certificate

Non-Domestic Building



Connect Centre
Kingston Crescent
PORTSMOUTH
PO2 8QL

Certificate Reference Number:
0990-3929-0390-1880-9050

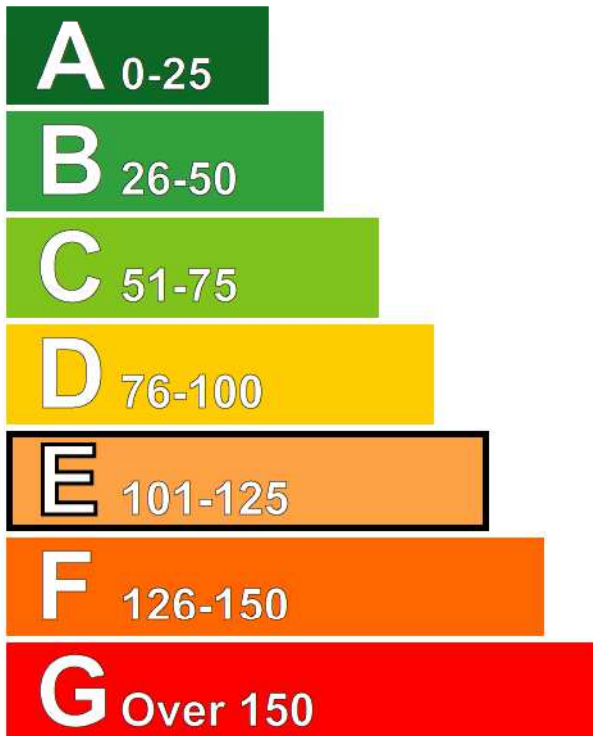
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 124 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 6893
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

61 If newly built
142 If typical of the existing stock