

*Hughes***Ellard**

Modern City Centre Office Suites – To Let

36.24 to 445.56 sq m (390 to 4796 sq ft)

7th & 8th Floor The Connect Centre Kingston Crescent Portsmouth Hampshire PO2 8QL



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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 Ferryport is approximately 100 yards away. Commercial Road and Cascades Shopping Precinct are approximately 1 mile to the south.

Description

The property is 9 storeys with stunning views across Portsmouth. There is a manned reception with 3 high speed lifts.

Car parking is allocated at a ratio of 1 per 375 per sq ft (IPMS3).

Accommodation

The property has been measured in accordance with the International Property Measuring Standards (IPMS3) November 2014 and has the following floor areas:

Floor	Size m ²	Size ft ²
8 th Floor		
Suite A	LET	
Suite B	UNDER OFFER	
Suite C	53.04	571
Suite D	36.24	390
7 th Floor	445.56	4796

Suites C and D can be combined providing 961 sq ft.

Tenure

Leasehold

Terms

A new 5 year lease at a rental of £12.50 per sq ft per annum exclusive. Service charge £6.50 per sq ft per annum exclusive. Business rates £5.35 per sq ft per annum exclusive.

Or

A flexi-lease for 2 years subject to mutual break options on serving 6 months notice at any time after the first 6 months occupancy at £25 per sq ft per annum inclusive of rent, service charge and rates, exclusive of power.

NB. Power is charged separately.

Legal Costs

Both parties to pay their own legal costs

EPC Rating: E(124)

Please get in touch with our agent using the contact details below:

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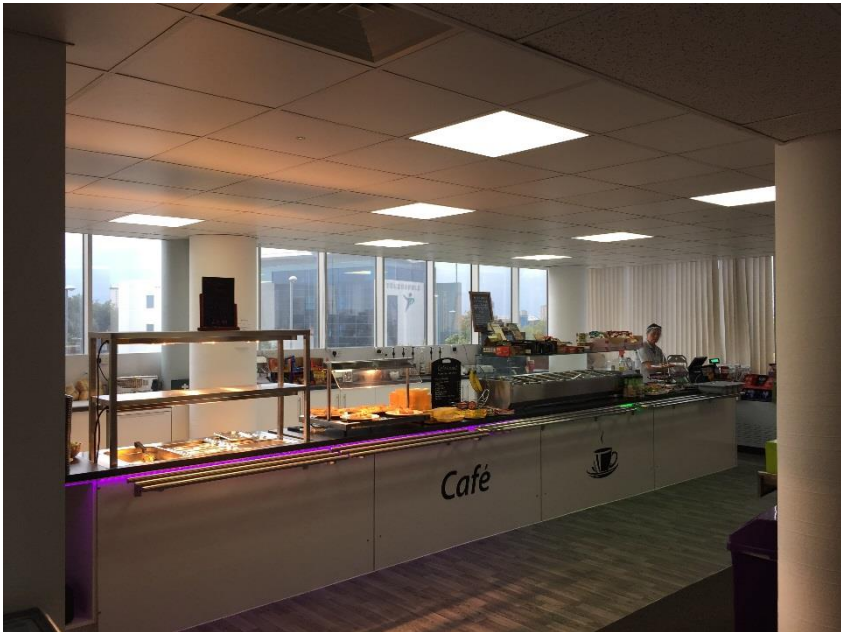
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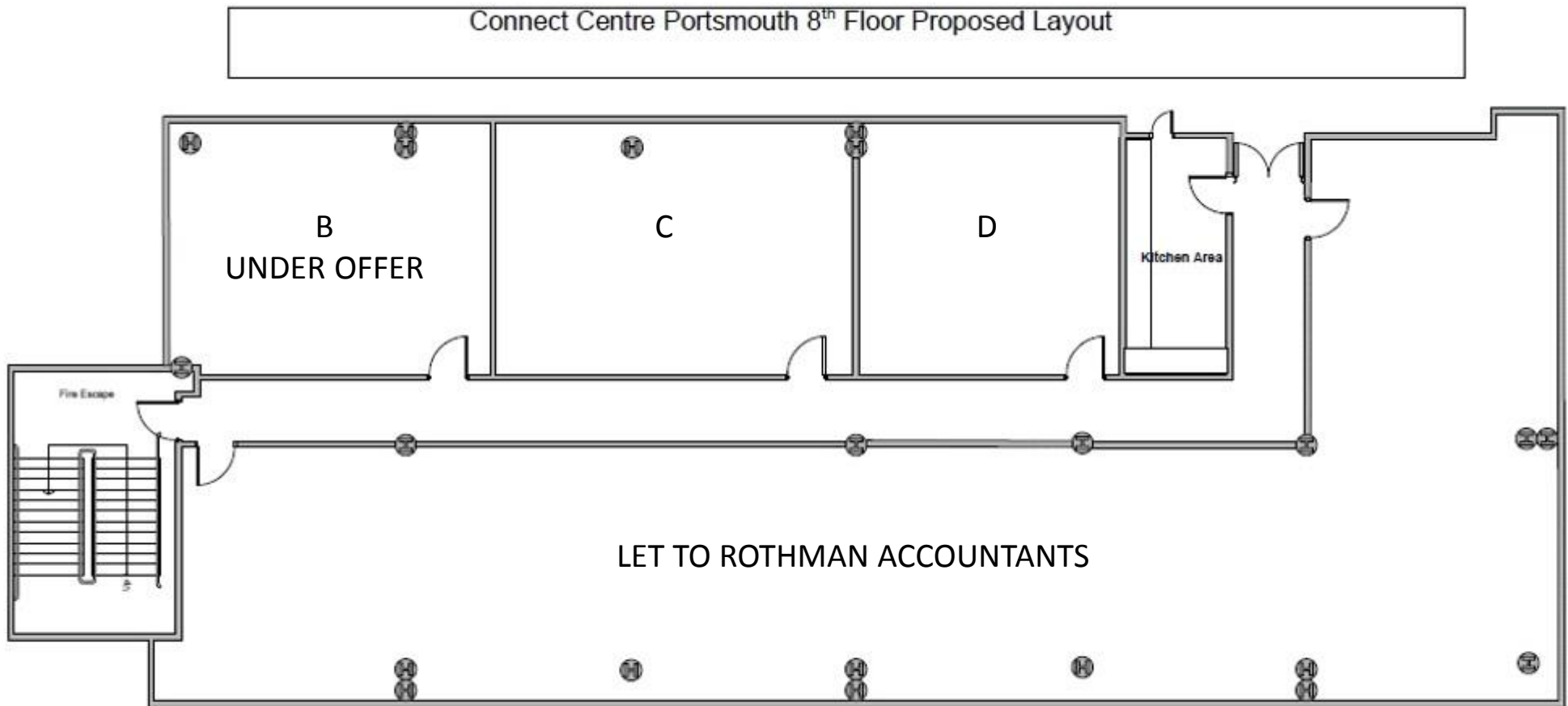


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Proposed Layout



Location

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