

UNIT 7 ST GEORGES BUSINESS CENTRE, ST GEORGES SQUARE, PORTSMOUTH PO1 3EZ



SELF CONTAINED BUSINESS UNIT WITH CAR PARKING TO LET

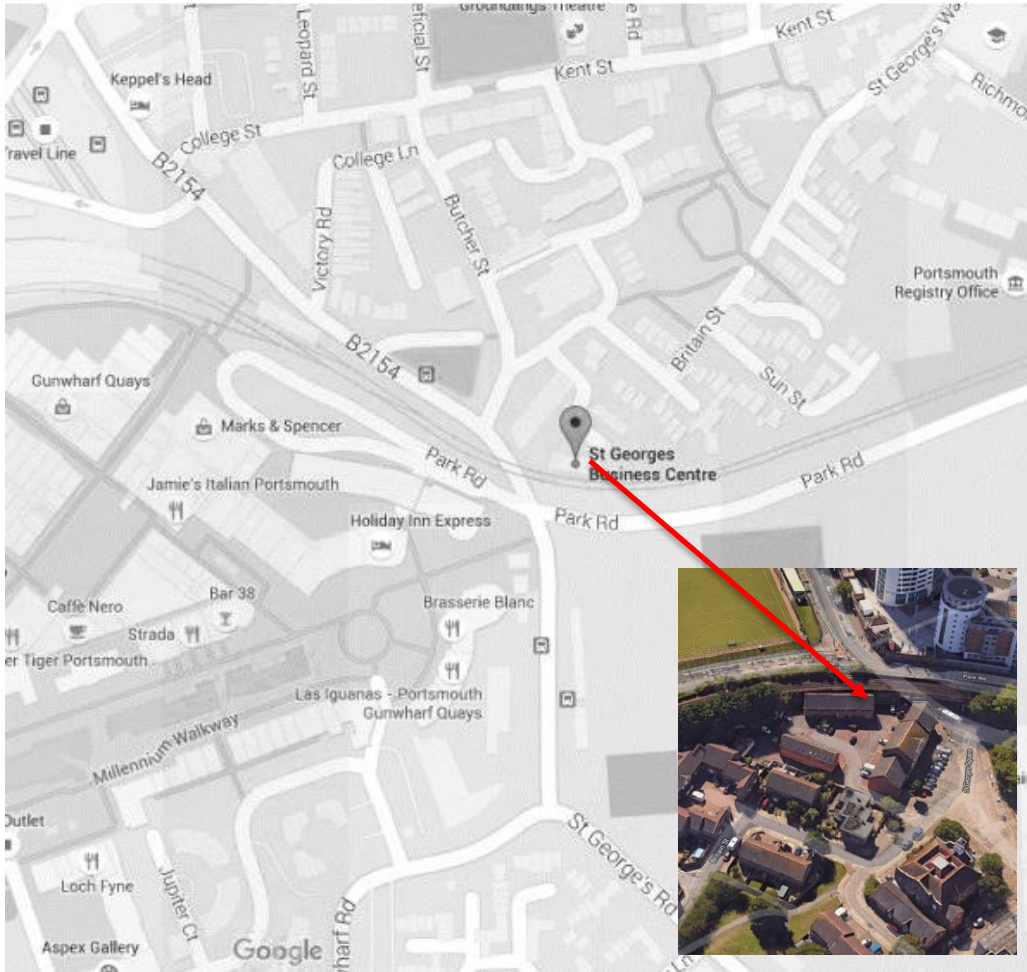


KEY FEATURES

- 3 allocated car parking spaces
- Courtyard position
- Heating

800 sq.ft (74 sq.m) Net Internal Area

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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.



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DESCRIPTION

This end of terrace purpose-built business unit for rent is located on the well-established St Georges Business Centre, a courtyard development providing a total of 63 car parking spaces and access for service vehicles.

TENURE

A new lease for a term to be agreed.

RENT

Upon application. The rent is payable per annum exclusive of business rates, service charge and VAT.

SERVICE CHARGE

There is an estate service charge for the communal running costs of the building together with estate management. Further information on request.

SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Total	800	74

EPC

To be provided.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £10,500. However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

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

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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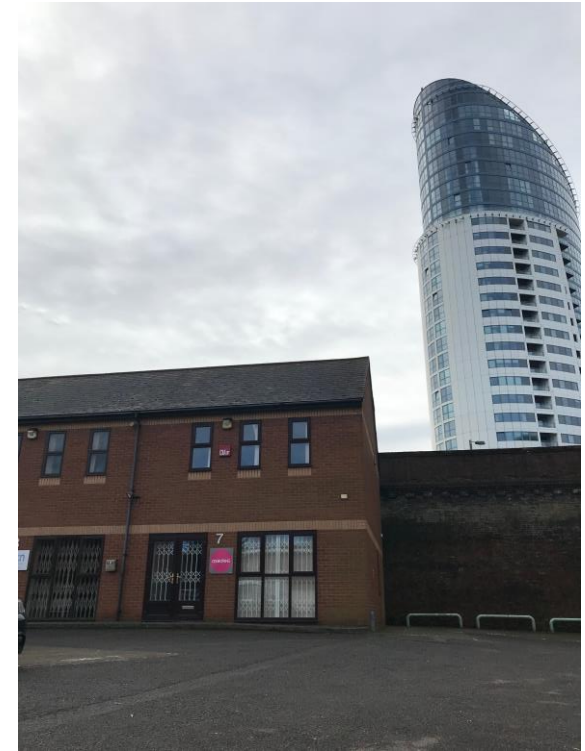
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SUBJECT TO CONTRACT

April 2019

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