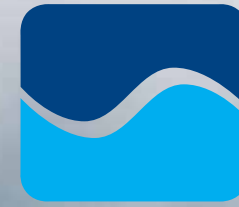


GRADE A OFFICES WITH EXCELLENT TRANSPORT LINKS

From 4,450 - 10,412 sq ft (413 - 967 sq m)

- First floor, open plan, air-conditioned office space
- Available as separate suites
- Easy access to J12, M27 & motorway network
- 59 car parking spaces



SHORE HOUSE

NORTH HARBOUR BUSINESS PARK,
COMPASS ROAD, PORTSMOUTH PO6 4PR





DESCRIPTION

Shore House is a detached, prominent, two-storey office building with two self-contained reception and core areas.


Separate suites are available within the building from 4,450 sq ft.

- Prominent, open plan office space
- Air-conditioning
- Raised access flooring
- Fibre leased line providing up to 100mb available (subject to additional cost and installation)
- Suspended ceilings with inset lighting
- 2 lifts
- Disabled WC and WC facilities
- 59 car parking spaces



SCHEDULE

Description	ft²	m²
First floor north	5,970	545
First floor south	4,450	413
Total First Floor (if let as a whole)	10,412	967

 View the Shore House aerial video:
<https://www.youtube.com/watch?v=iBW42F6PR6c>



The property forms part of North Harbour Business Park, a popular mixed use/office development located to the north of Portsmouth, close to Junction 12 of the M27 and Port Solent, with its attractive marina, shops & restaurants.

Existing occupiers on the park include Blake Morgan Solicitors, Royal Bank of Scotland and the Marriot Hotel. There is a Tesco Superstore and fuel station situated nearby, while Portsmouth City Centre and car ferry links to the continent are a short distance away via the M275.



LOCATION

London/M25 and Guildford are easily accessible via the A3(M), with Southampton International Airport located approximately 20 miles to the East at Junction 5 of the M27. Direct trains to London are available from Portsmouth & Southsea, Cosham and Portchester stations.

TENURE

The first floor as a whole or in part is available by way of new full repairing and insuring lease(s) on terms to be agreed.

RENT

Rent on application.

BUSINESS RATES

We were advised by the Valuation Office Agency website (www.voa.gov.uk) that the first floor has a rateable value of £156,000. However, we would advise interested parties to confirm the accuracy of this information.



EPC

Energy Performance Rating: C:66

Reference Number: 0220-9981-0317-0560-0030

LEGAL COSTS

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

SERVICES

Vail Williams LLP and Hughes Ellard have not checked and do 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.

FURTHER INFORMATION

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Vail Williams & Hughes Ellard, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Vail Williams & Hughes Ellard have not tested any services, equipment or facilities. Occupiers must satisfy themselves by inspection or otherwise.



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