

**12 ST GEORGES BUSINESS CENTRE, ST GEORGES SQUARE,
PORTSMOUTH PO1 3EZ**

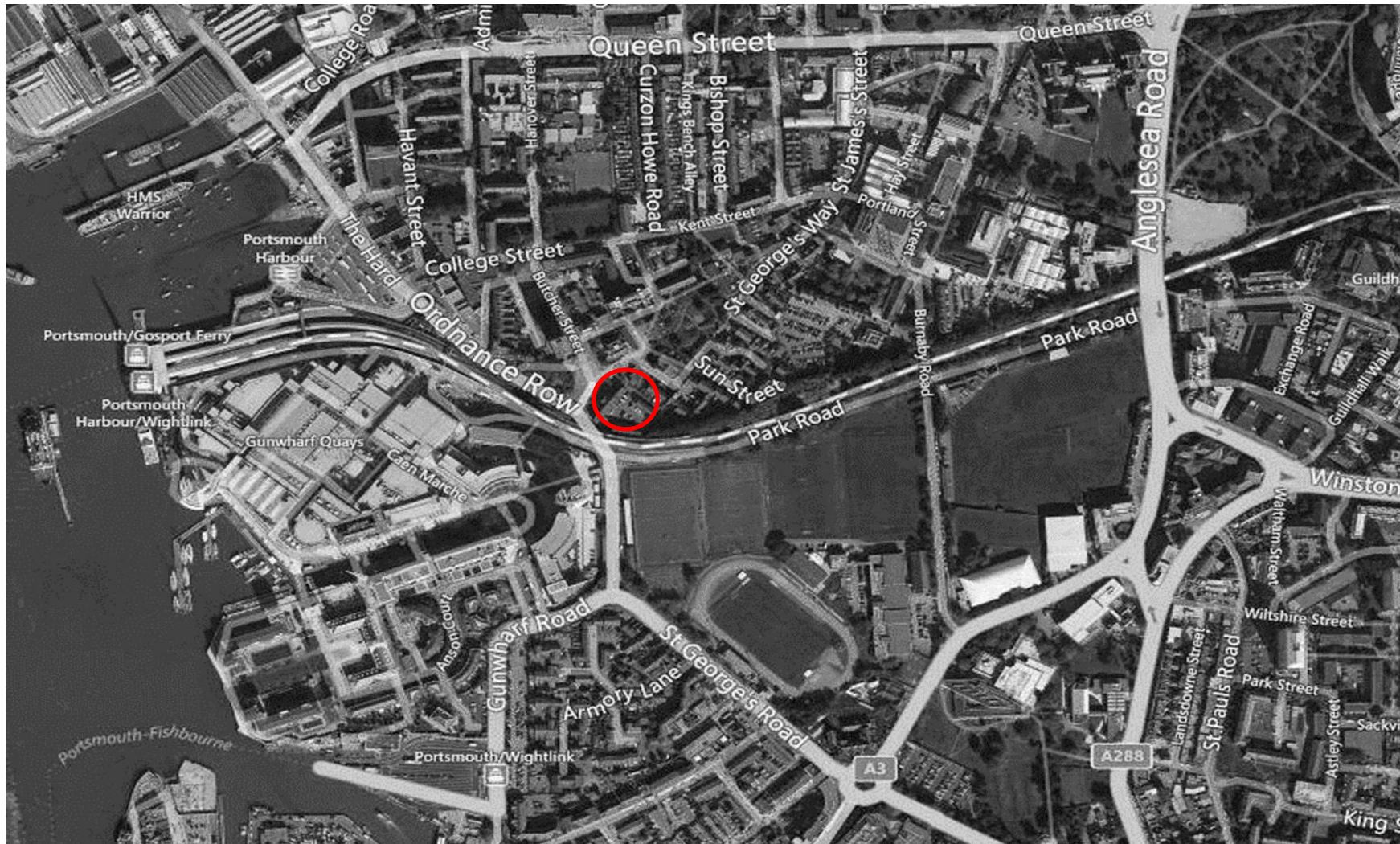


**SELF CONTAINED BUSINESS UNIT WITH PARKING
TO LET**



646 sq.ft (60.00 sq.m) Gross Internal Area

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KEY FEATURES

- Allocated car parking
- Courtyard position
- Heating

LOCATION

St Georges Business Centre occupies a prominent position in St Georges 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 and provides a wide range of entertainment, leisure and retail amenities.

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

These terraced purpose built business units are located on the well-established St Georges Business Centre, a courtyard development. The premises are in good order and provide open plan office accommodation at ground and first floor level. Amenities also include:

- Allocated parking
- Fitted kitchenette
- WC

SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Ground	323	30.00
First	323	30.00
Total Gross Internal Area	646	60.00

EPC

EPC Rating E(108)

Reference: 0330-0332-3919-7122-0006

TERMS

A new full repairing and insuring lease is available on terms to be agreed.

RENT

£15,000 per annum exclusive of business rates, service charge and VAT.

SERVICE CHARGE

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

BUSINESS RATES

The Rateable Value is currently included as part of a wider assessment and will need to be reassessed upon completion of a transaction.

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LEGAL COSTS

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

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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View from first floor

SUBJECT TO CONTRACT
October 2018



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