

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



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



469 sq.ft (43.58 sq.m) Gross Internal Area

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KEY FEATURES

- 2 allocated car parking spaces
- Adjacent to the Portsmouth Harbour Railway Station and Gunwharf Quays
- Courtyard position
- Fitted kitchenette
- 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

The end of terrace purpose-built business unit 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. 2 allocated parking spaces.

The property is self-contained and demised over ground and first floor level. The offices are of traditional brick and block construction under a pitched roof.

SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Ground	229	21.27
First	240	22.31
Total	469	43.58

EPC

EPC Rating E(120)

Reference: 0670-0431-7550-1103-1002

TERMS

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

RENT

£12,750 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

We are advised by online enquiry via www.voa.gov.uk that the property has a Rateable Value of £6,500. However, interested parties are advised to confirm that accuracy of this information.

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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 joint agents.

CONTACT

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SUBJECT TO CONTRACT
August 2018

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