

LAKE
SIDE
NORTH HARBOUR

Grade A Office To Let

Suite 1, Ground Floor, 2000 Lakeside

10,529 sq ft/ 959 sq m



www.lakesidenorthharbour.com

Lakeside North Harbour, Western Rd, Portsmouth, Hampshire PO6 3EN

LAKESIDE NORTH HARBOUR

The South Coast's leading office campus Premium, air-conditioned offices and R&D space on a vibrant, accessible and connected campus

Lakeside North Harbour is home to world class brands and vibrant SMEs located in superb, flexible Grade A office accommodation.


But there's more to life at Lakeside than a high quality workspace – we've also invested heavily in extensive on-site retail and lifestyle amenities, FREE Shuttle Buses connecting the Campus...and development of the new Village Hotel & Gym.

Over 9 in 10 of our occupiers rate their Lakeside satisfaction levels as 'Good or Excellent' – thanks in part to our mature landscaped grounds, with its feature lake, nature trails and wildlife walks, but due also to our on-site dedicated management and FM team and 24/7 security, all committed to optimising occupier value.

All this, plus investment in superfast connectivity and a great position close to motorway, rail and international air links.




SPACE TO RELAX
Coffee shops, cafes
and a health and
beauty salon



SPACE TO LEARN
Our 250 seat auditorium
is an impressive space to
deliver those all important
presentations

SPACE TO CONNECT
A FREE shuttle bus
service to local and City
Centre transport hubs



SPACE TO CARE
The on-site nursery
provides a happy, safe
and secure environment
with fully trained and
qualified staff

SPACE TO RE-ENERGISE
The Village Hotel offers
a state of the art gym,
restaurant, bars and
accommodation

“Lakeside is a professional, quality location which has helped to promote and enhance the SPB brand and is an important foundation on which we can build our future growth”

Lorraine Higham, Managing Director, SPB UK



LAKEESIDE NORTH HARBOUR

2000 Lakeside

2000 Lakeside provides flexible, fully refurbished high quality office accommodation over ground and three upper floors, each with feature terraces and tree top panoramic views over the main lake.

The attention to landscaping at Lakeside North Harbour doesn't stop at ground level. Emerge onto the terraces of 2000 Lakeside and you'll discover an oasis of calm, with stunning treetop views over the lake and the rest of the campus. The winter roof garden has been carefully landscaped to create an ecosystem suitable for its location, and forms the perfect spot to get away from it all, just steps from your desk.

Terms

Flexi-Lease. New Full Repairing and Insuring lease for terms to be agreed.

Rent

£ 236,903 per annum

*****Introductory Offer available to new Occupiers to Lakeside, subject to covenant.***

Service Charge

£ 69,491 per annum

Rates

Rateable Value £ 57,910*

* Occupier advised to make their own enquiries - <https://www.gov.uk/correct-your-business-rates>

Legal Costs

Both parties to pay their own legal costs.

EPC Rating D

Accommodation

Open plan floor space across upper and lower level with direct access out onto rear terrace, grounds and lake.

- Lakeside Terrace
- VAV Air-conditioning throughout
- LG3 Lighting
- 38 car spaces
- Secure Cycle Parking



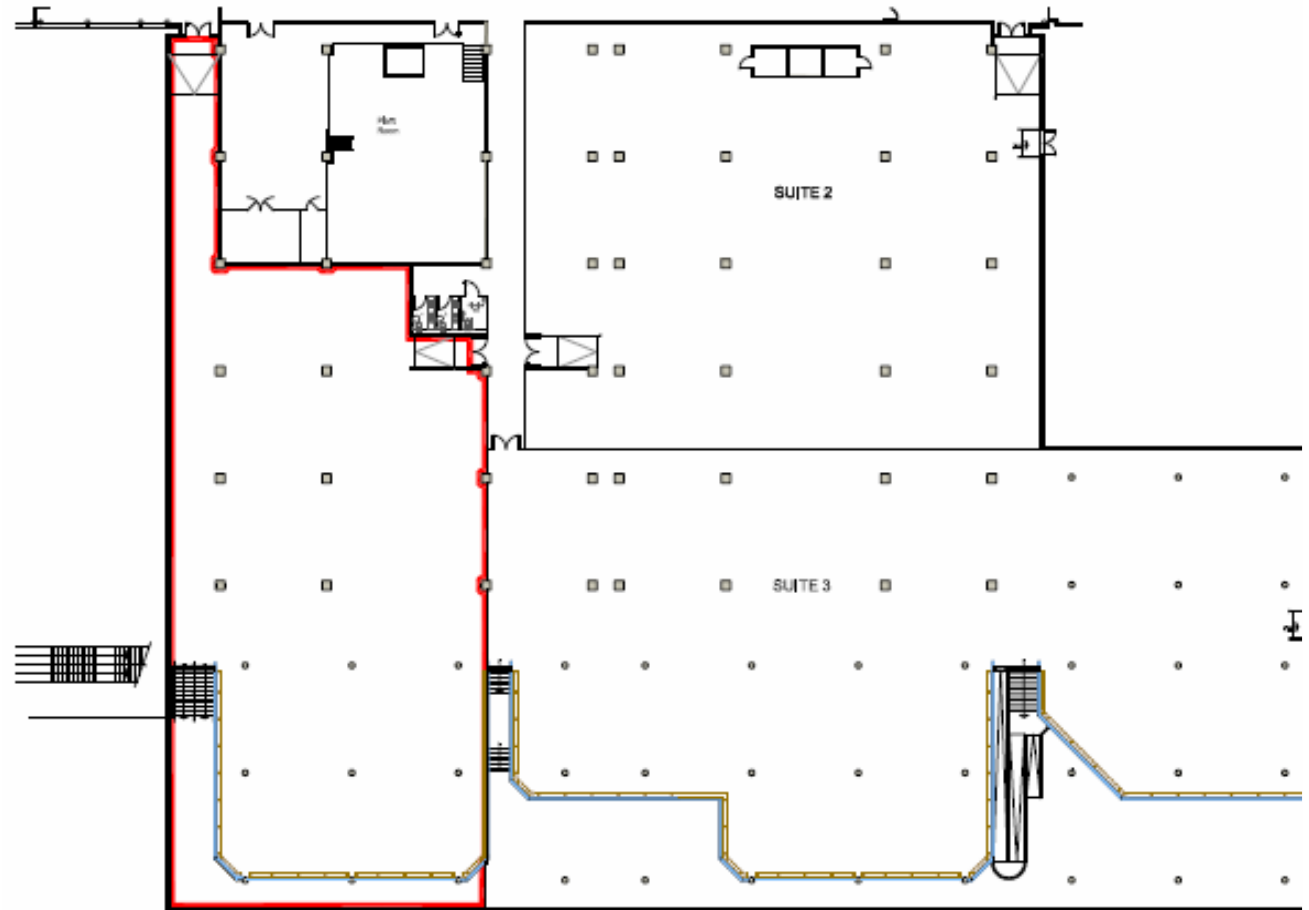
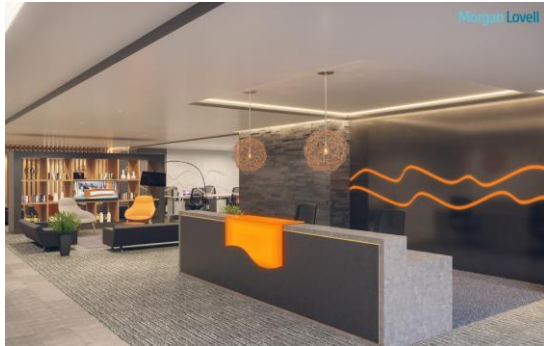
Images of internal fit-out are for illustrative purposes only and may differ from actual construction

The property has been measured in accordance with the RICS Code of Measuring Practice and has the following Net Internal Floor areas: 10,529 sq ft/ 959 sq m (IPMS3)

“Head and shoulders above other schemes in the area..”

Sue Ball, Director, Verisona Law

LAKE SIDE NORTH HARBOUR



“Premises which reflect our modern and professional approach...”

Miles Brown, CEO, Coffin Mew

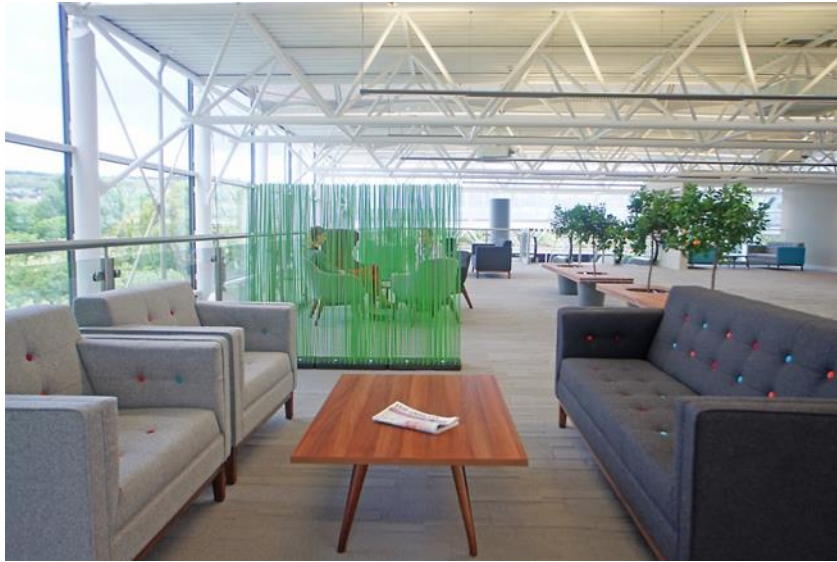
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LAKESIDE NORTH HARBOUR



- BENEFIT from Front of House and Reception services
- BENEFIT from being able to book meeting spaces including a 250 seated Auditorium (details attached)
- BENEFIT from networking with the business community on Campus
- BENEFIT from Highspeed Broadband
- BENEFIT from 24/7 onsite security
- BENEFIT from Showers & lockers for cyclists
- ENJOY use of the Business Lounges at 1000 and 2000 Lakeside
- ENJOY the lakeside setting
- ENJOY walking/running around the Lake
- GET INVOLVED in the many events organised at Lakeside - Dragon Boat / Park Run / Business Functions & promote your business services.

“1000 Lakeside offered the prestigious premises which we needed to fit the image of our business”

Paul Thomas, Managing Director, Lead Forensics

LAKEESIDE NORTH HARBOUR

Location:

There's an impressive choice and ease of connections; whether travelling here by road, rail, pedal power, foot, plane or ferry, arriving at Lakeside is a breeze.

Our FREE Shuttle Buses connect the Campus with bus, rail and ferry interchanges at Cosham, Hilsea, Hoverspeed Terminal in Southsea and The Hard.

The park boasts unbeatable motorway access from Junction 12 of the M27 as well as quick links towards London.

Portsmouth's continental ferry port and Southampton Airport, all within easy reach.



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- 2) Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- 4) Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

LAKE
NORTH HARBOUR

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