



OFFICES TO LET

Offices to Let in Landmark Portsmouth Building

Suites Available up to 10,000 sq ft



The Camber

Old Portsmouth, PO1 2JJ

CBRE

A unique opportunity to rent offices in a landmark building in the heart of Old Portsmouth.

The available property comprises the first-floor offices which total 10,000 sq ft of modern high quality accommodation. The property is available to rent as whole or alternatively smaller suites can be created to meet specific occupier demands.

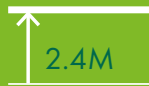
The property benefits from:



DEDICATED PARKING



AIR CONDITIONING



FLOOR TO BEAM HEIGHT

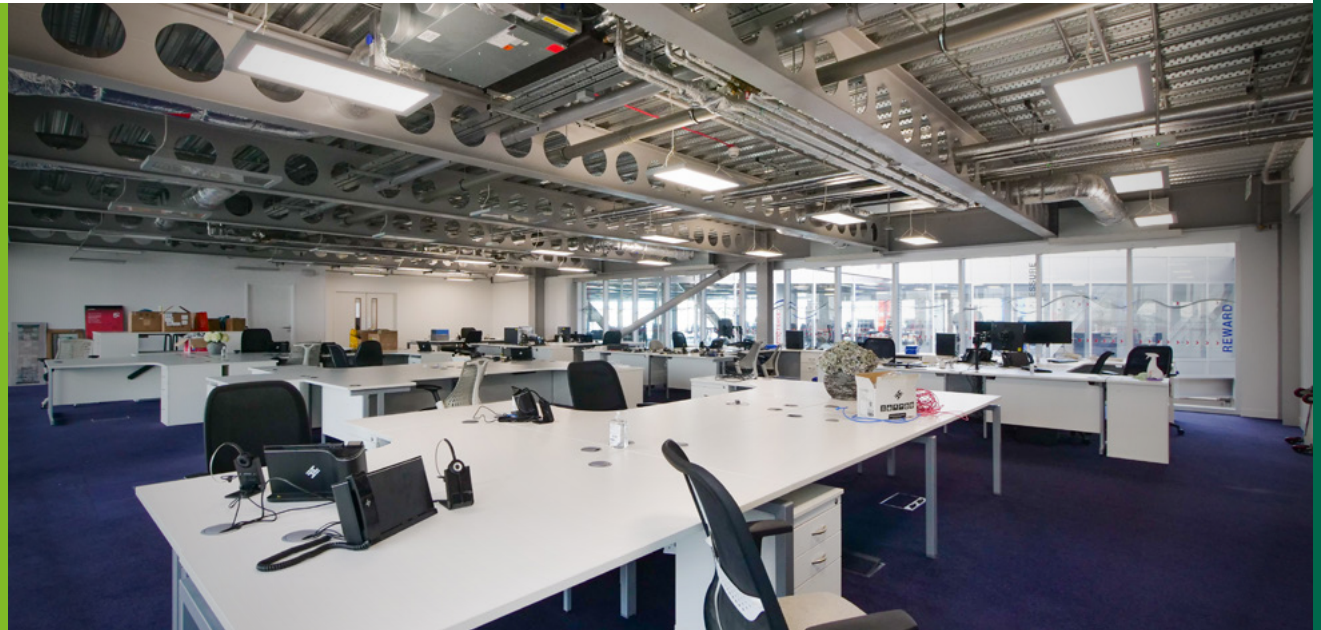


LED LIGHTING



2 X PASSENGER LIFTS

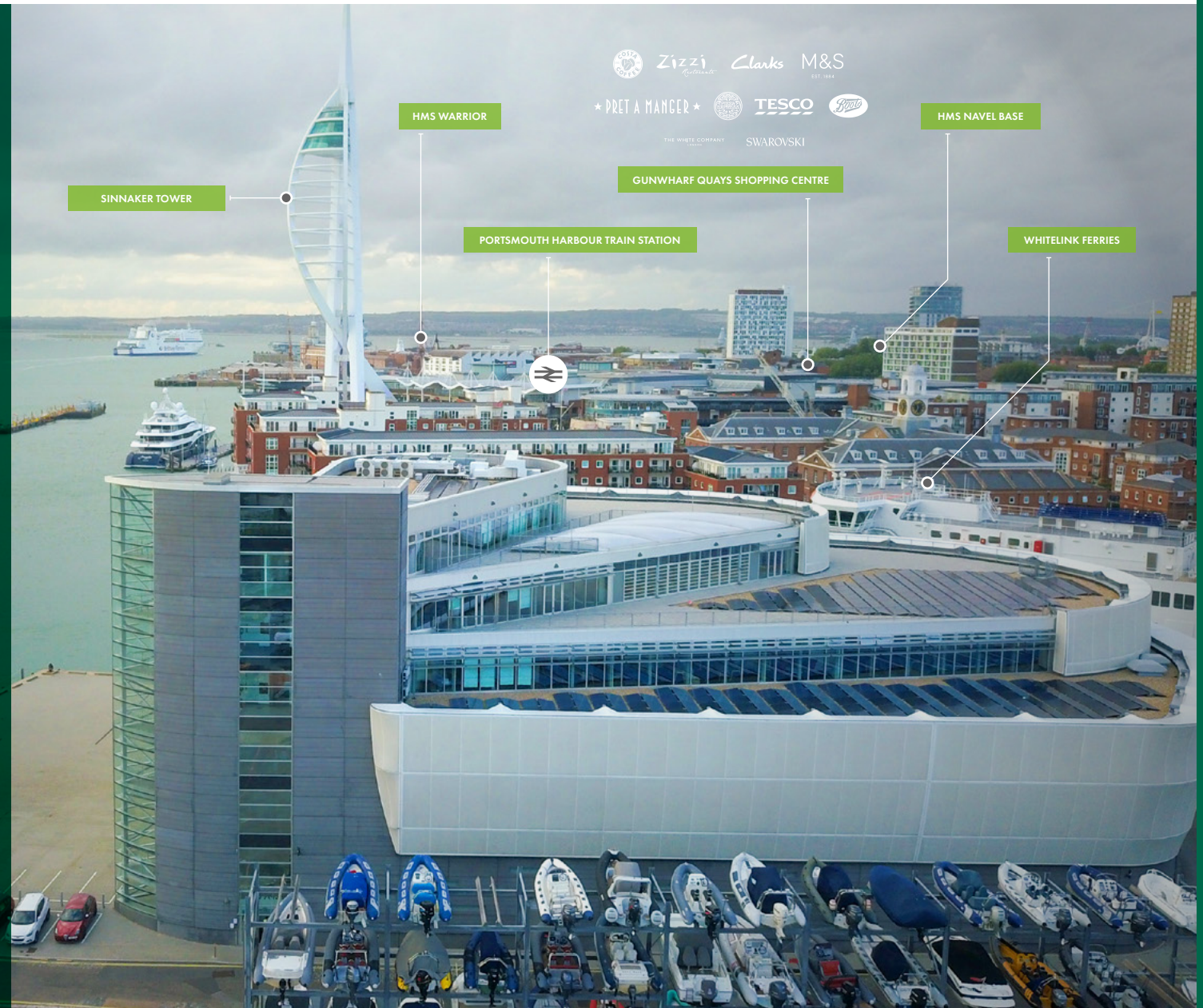
10,000 sq ft



LOCATION

The property occupies a prominent waterfront position on The Camber in Old Portsmouth.

There are excellent local amenities with the Hotwalls and Gunwharf Quays less than a 5 minute walk away and Portsmouth City Centre 1.1 miles to the North East. The property also benefits from good transport links with Portsmouth Harbour Station 1 mile to the North and ferry services to the Isle of Wight and Gosport.



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ENVIRONMENTAL CREDENTIALS

The building was designed using modern methods of construction and technologies to seek carbon neutral credentials.

This resulted in achieving **BREEAM Excellent** and an **EPC B rating** through the extensive photovoltaic installation and use of rainwater harvesting. The façade is also largely constructed of fabric to benefit from solar shading and enabling natural ventilation, and Gosport.



Energy Performance Certificate

Land Rover BAR / PO1 2JJ

More efficient

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less efficient

28

Certificate Reference Number:

9452-3021-0355-000-8821

Further information available upon request

FURTHER INFORMATION

Terms

The property is available by way of a new full repairing and insuring lease upon terms to be agreed.

Business Rates

To be reassessed.

Service Charge

A service charge will be applicable. The exact amount is to be confirmed.

Viewings

Viewings are strictly by appointment only with sole agents CBRE.



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CBRE

Subject to Contract.

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. August 2021.

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