



## 13 ST GEORGES BUSINESS CENTRE, PORTSMOUTH, PO1 3EZ

OFFICE TO LET / FOR SALE  
523 SQ FT (48.59 SQ M)





# Summary

## SELF CONTAINED BUSINESS UNIT WITH CAR PARKING

<b>Available Size</b>	523 sq ft
<b>Rent</b>	£12,750 per annum
<b>Price</b>	Price on Application
<b>Rateable Value</b>	£7,500
<b>Service Charge</b>	There is a service charge for the communal running costs of the building together with estate management. Further details on request.
<b>EPC Rating</b>	E

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

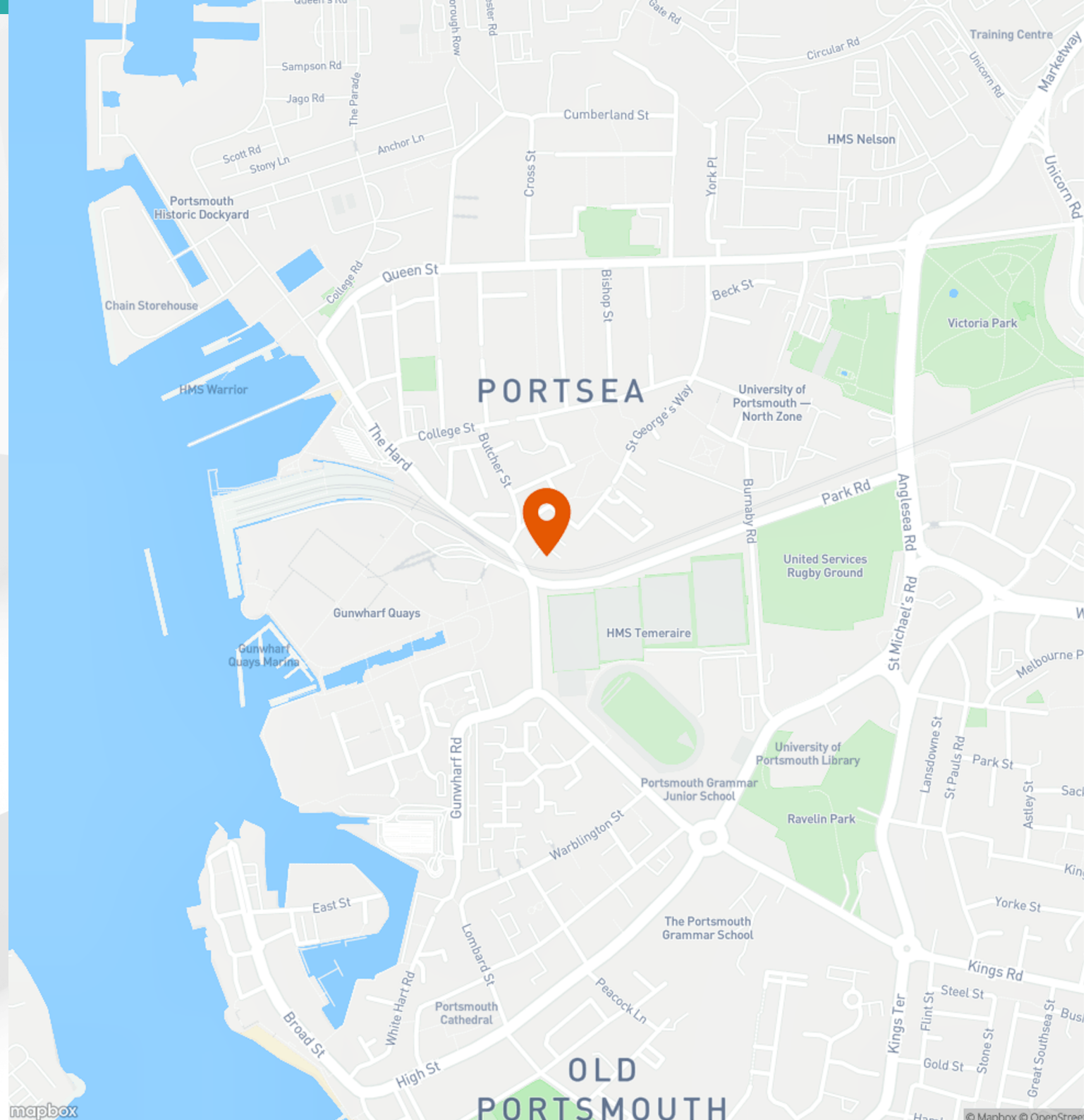


# Location



**13 St Georges Business Centre, St. Georges Square, Portsmouth, PO1 3EZ**

St Georges Business Centre, a courtyard development providing a total of 63 car parking spaces and access for service vehicles, 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.









# Further Details

## Description

This end of terrace purpose-built business unit is self-contained and demised over ground and first floor level. The offices are of traditional brick and block construction under a pitched roof.

Benefits include heating, a fitted kitchenette, and two allocated car parking spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	252	23.41
1st	271	25.18
<b>Total</b>	<b>523</b>	<b>48.59</b>

## Terms

Available on a new full repairing and insuring lease on terms be agreed.

The property is also available for sale.

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Anti Money Laundering

In accordance with Anti Money Laundering requirements, two forms of identification will be required







## Enquiries & Viewings



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