



NORTHARBOUR ROAD,
PORTSMOUTH,
PO6 3TD

First Floor Offices To Let: 8,770 sq ft

Fully refurbished to an excellent standard • Highly visible location
Direct access to M27 and M275 • 43 car parking spaces • Air Conditioning

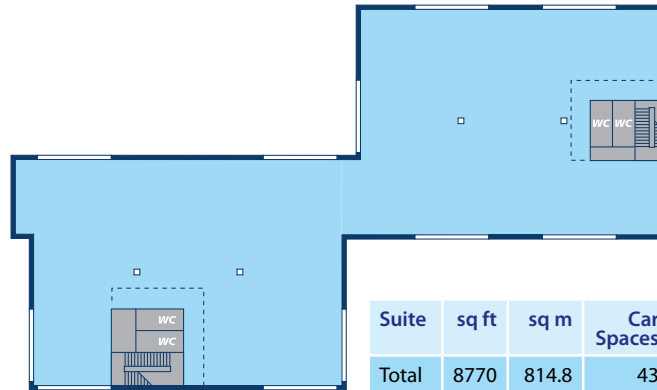
ONE QUAY POINT

A purpose-built office building, One Quay Point forms part of a larger campus of six units. The premises occupy a highly visible location adjoining the M27 and M275 interchange. Set around an attractive landscaped courtyard, One Quay Point offers versatile, light and airy space, with air conditioning and 43 parking spaces.

Accommodation

- Air Conditioning
- New suspended ceiling and lighting
- Comprehensively refurbished and fully redecorated
- Carpeting throughout
- Raised Floor

The accommodation is offered as a single space or may be split to provide two self-contained units with individual access and facilities.



The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition to Net Internal Area.

Location

Portsmouth is a major commercial centre located approximately 70 miles south of London and 15 miles south east of Southampton. The city is well served by an excellent network of roads with direct access to the national motorway system. Portsmouth is linked to the M27 south coast motorway by the M275, with direct links to the A3(M) and M3. Portsmouth is the UK's second largest passenger and freight ferry port. The city has a direct rail link to London Waterloo with a journey time of approximately 1 hour.

Quay Point is situated about four miles north of Portsmouth City Centre and forms part of a major concentration of office buildings. The property is immediately adjacent to Junction 12 of the M27, with hotels, leisure and retail facilities close by.

Terms

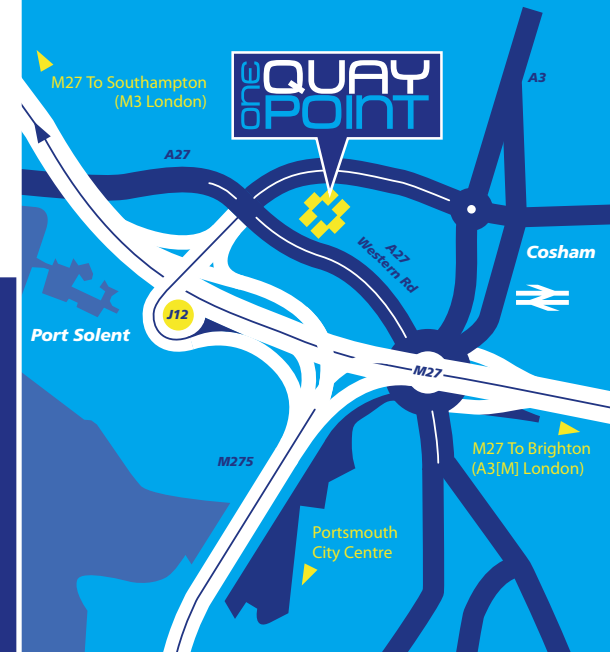
The premises are now available to let on a new lease. Rent and terms on application.

Rateable Value

We are advised that the rateable value for the whole first floor is £96,500. However, interested parties are advised to confirm this with the Council.

Viewing

Strictly by appointment with the Agent.



Hughes Ellard and Vail Williams, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hughes Ellard and Vail Williams have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

www.onequaypoint.co.uk

