



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**Internet House, 33 Kingston Crescent,  
Portsmouth PO2 8AA**  
**Refurbished offices**



## KEY FEATURES

Three floors available

1,300 – 3,900 sq ft (120.8 -362.3 sq m)

Flexible terms available

Excellent transport links

Allocated car parking

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**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

# To Let

## Refurbished Offices

### Description

The property comprises three upper floors of self-contained offices suites each with their own refurbished toilet and kitchen facilities.

The property has been recently refurbished to a high standard. Each suite has the benefit of air-conditioning and front and rear full width glazing providing an excellent level of natural light.

### Accommodation

The property has been measured and has the following approximate net internal areas:

	sq. ft.	sq. m.
Second Floor	1,300	120.77
Third Floor	1,300	120.77
Fourth Floor	1,300	120.77
<b>Total:</b>	<b>3,900</b>	<b>362.31</b>

### Planning

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafés, health clinics, indoor recreation/sport and office.

All parties are advised to make their own enquiries of the local authority for confirmation.

### Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £13,000 per annum, per floor exclusive of rates, VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs (approx. £3.50 sq.ft pa ).

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

To be re-assessed.

### Energy Performance Certificate

Rating – D84

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



# TO LET

## Refurbished Offices

### Location

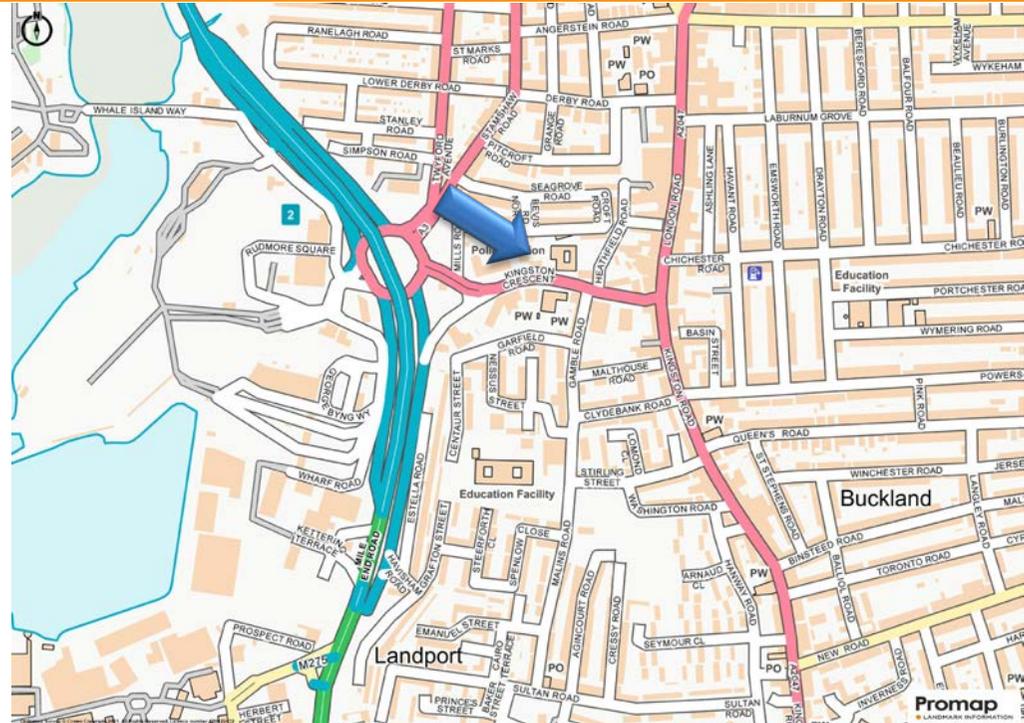
The property is conveniently located adjacent to the M275 at the entrance of Portsmouth city centre. The M27 and A27, located approx. 1 mile to the north, provide excellent access to the east, west and north via the A3(M).

### Viewing

Strictly by appointment through joint sole agents.

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