



**HOLLOWAY  
ILIFFE &  
MITCHELL**

Office, Business Park  
**TO LET**



## Harbour Court, Compass Road, Portsmouth, PO6 4ST

Headquarters Style Office Building  
Prominent location on the central south coast  
Suites Available from 2,900 sq.ft

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,900 to 11,600 sq ft / 269.42 to 1,077.68 sq m
<b>Rent</b>	£22 per sq ft
<b>Service Charge</b>	N/A

### Key Points

- Excellent communication links
- Close to local amenities and hotels
- Landscaped grounds
- 142 car parking spaces
- EV charging points



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# Harbour Court, Compass Road, Portsmouth, PO6 4ST

## Description

The property is a detached Headquarters style office building set within landscaped grounds. Providing refurbished accommodation over three floors. Suites now available from 2,900 sq.ft.

## Location

North Harbour Business Park is an established commercial location just 4 miles north west of Portsmouth city centre and located 1 mile from the M27(Junction 12) connecting the area with key surrounding commercial cities as well as the national motorway network.

North Harbour benefits from easy access to two railway stations; Portchester (1 mile west) and Cosham (2 miles east). Both stations provide regular services to London Waterloo as well as surrounding towns. Portsmouth & Southsea railway station is just 5 miles south east providing additional, frequent rail services. Southampton International Airport is located 18 miles west of North Harbour accessed directly via the M27 (Junction 5). It is the main business airport for the South Coast.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Office 1	2,900	269.42
Ground - Office 2	2,900	269.42
Ground - Office 3	2,900	269.42
Ground - Office 4	2,900	269.42
<b>Total</b>	<b>11,600</b>	<b>1,077.68</b>

## Specification

Open plan floor plates  
Full accessed raised floors  
Suspended ceilings  
Air conditioning  
WC's on each floor  
Ground floor reception area  
142 car parking spaces + EV charging points  
Passenger lift

## Terms

A new lease available direct with the landlord on terms to be agreed.

## Business Rates

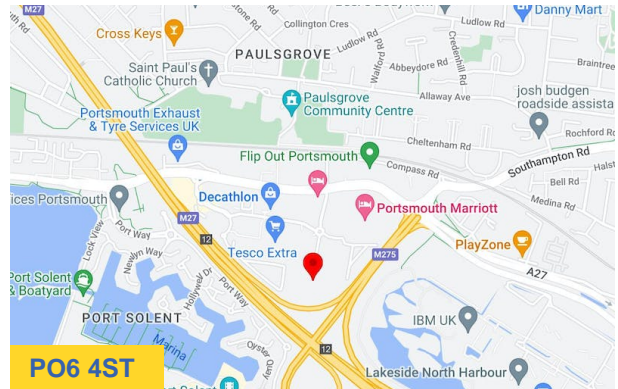
From our enquiries via [www.voa.gov.uk](http://www.voa.gov.uk) we understand the rateable value will need to be re-assessed.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction

## Video

- Drone Footage - <https://vimeo.com/manage/videos/568925622>



## Viewing & Further Information

**Tom Holloway**

023 9237 7800 | 07887602603

[tom@hi-m.co.uk](mailto:tom@hi-m.co.uk)

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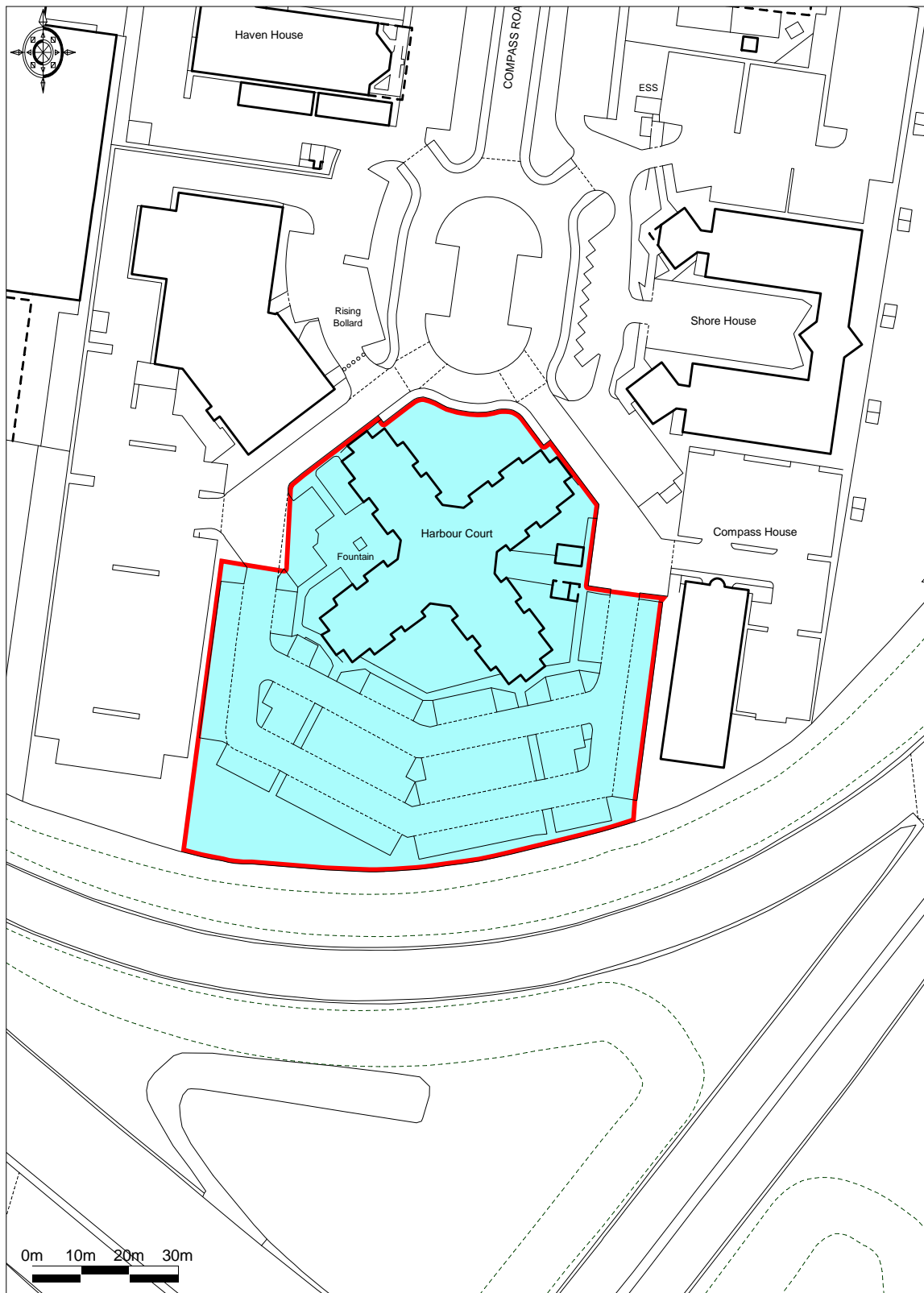
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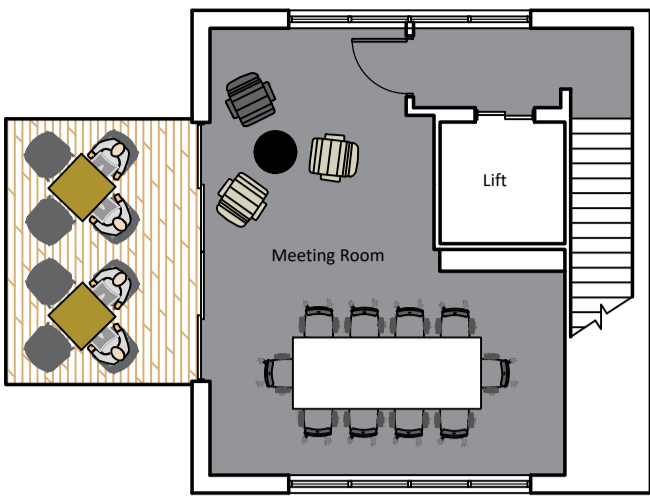


# Harbour Court, Compass Road, North Harbour Business Park, Portsmouth

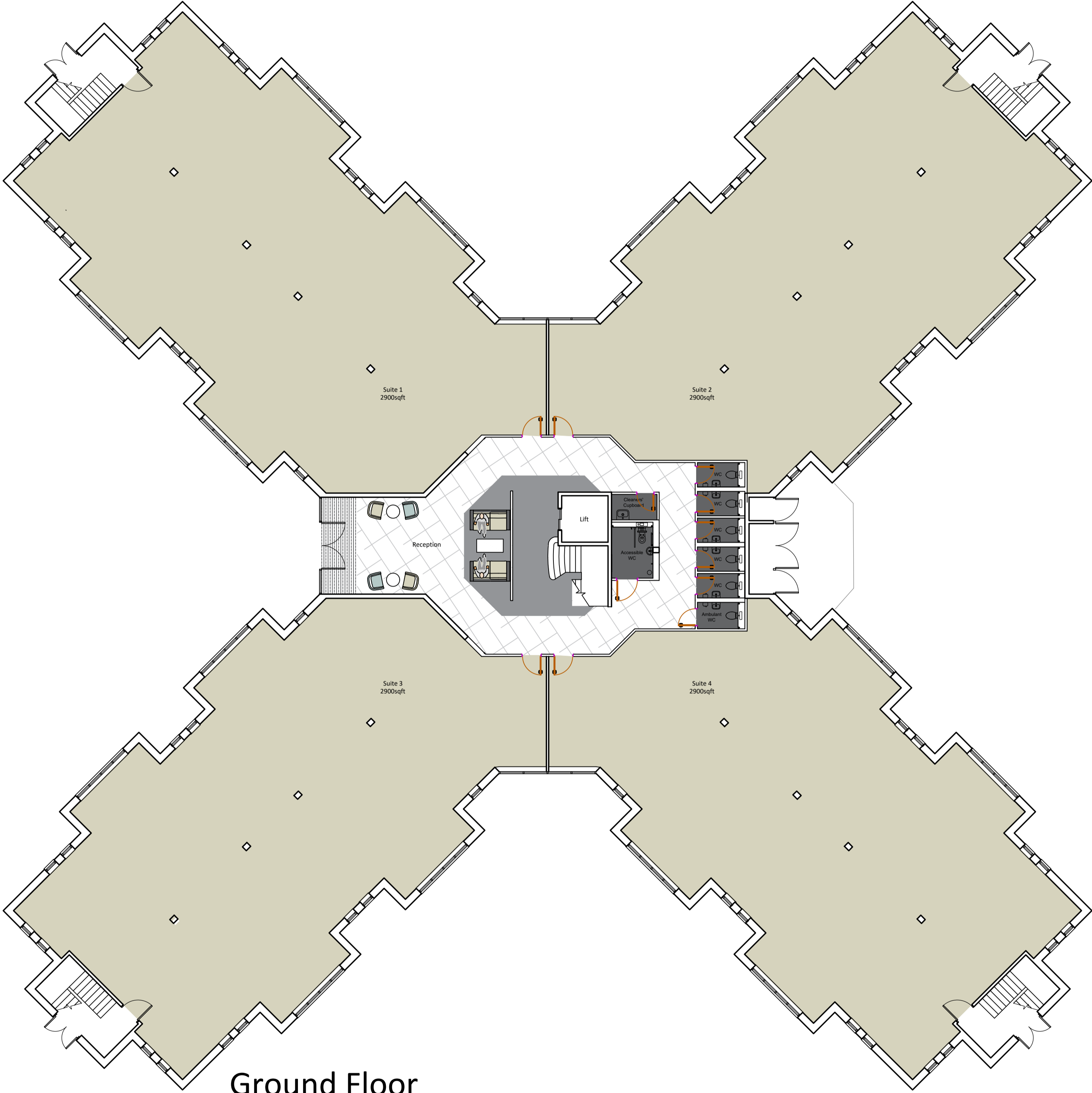


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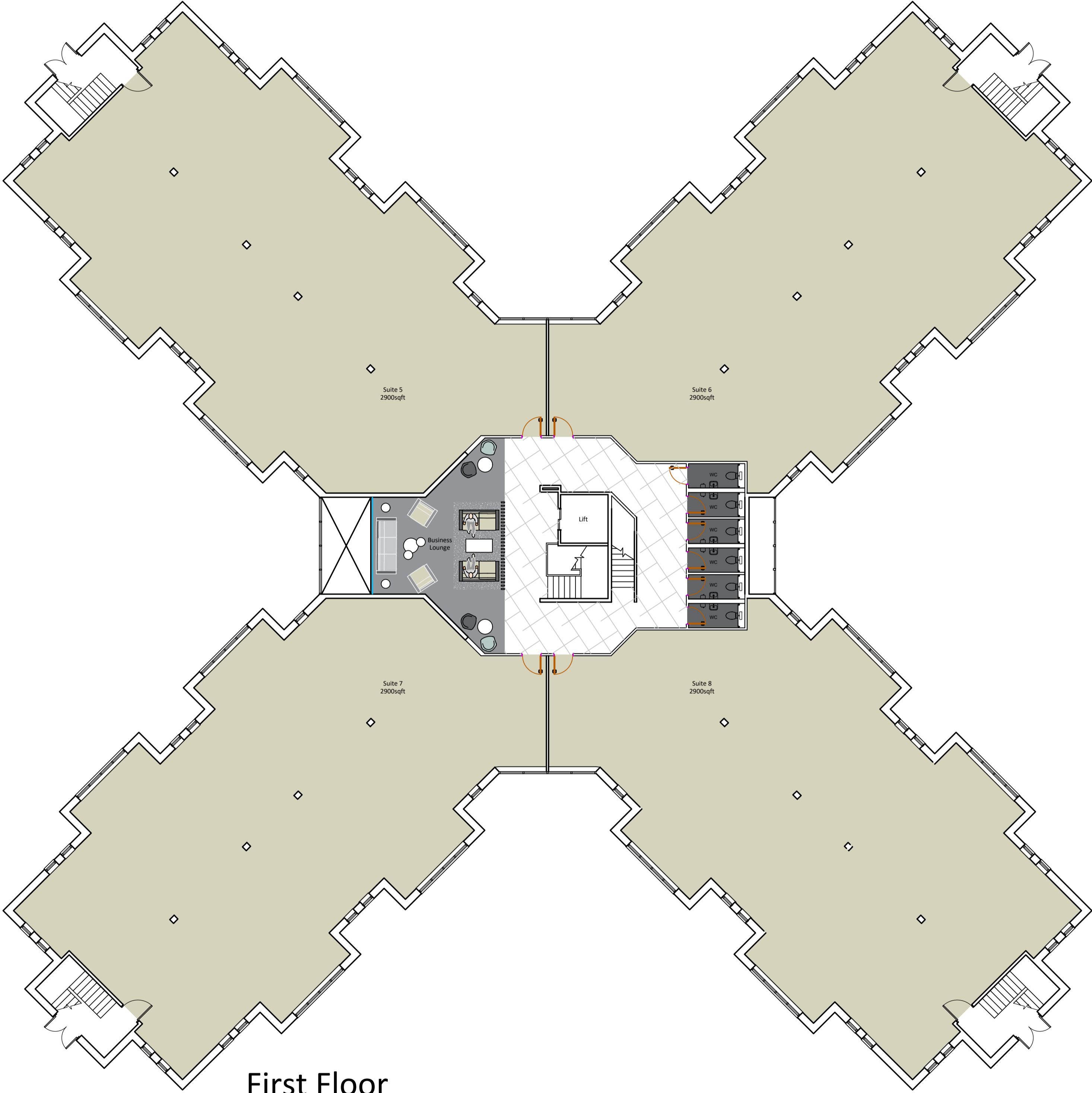
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Second Floor



Ground Floor



First Floor

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Client	KA Investments		
Drawing	General Layout		
Address	Harbour Court, Portsmouth		
Date	05/01/22	Scale	NTS
Drawing Number	P2924	D	G000 00 CWR

