

# Third Floor

Office space for 50+ people

**“One of the best locations  
in the Region...”**

Paul Mlinar, Branch Manager  
Handelsbanken

- ▶ Here are 3 great reasons to move your offices to 1000 Lakeside, Portsmouth:-
  - ▶ High quality office space
  - ▶ Bustling business environment
  - ▶ Congestion free motorway exit – J12 M27
- ▶ Our future is built on meeting your aspirations as well as your current property needs - which is why we focus on providing flexible terms, quality space, tailored to meet your needs and a hands-on, personal friendly service, delivering these within the shortest timeframes possible.
- ▶ We aim to establish strong business relationships with all our occupiers ensuring we provide high levels of customer care at all times.
- ▶ **TERMS**  
New Full Repairing & Insuring leases on flexible lease terms.
- ▶ **RENT**  
£17 per sq ft per annum exclusive of business rates, service charge & VAT
- ▶ **INCENTIVES**  
We're happy to discuss incentives, regarding rent concessions and fit-out costs subject to lease term and financial status.
- ▶ **SERVICE CHARGE**  
A service charge is applicable for the communal parts of the building to include:-
  - Reception & concierge services
  - 24/7 on site security with external CCTV
  - Shuttle Bus
  - On site Facilities management.

Current charge for the financial year is £4.00 per sq ft per annum. Building Insurance is circa 24p per sq ft.

[www.lakesidenorthharbour.com](http://www.lakesidenorthharbour.com)

Call our marketing team on 023 9238 9056

MISDESCRIPTION: Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.  
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