



25 THE SLIPWAY, PORTSMOUTH, PO6 4TR

OFFICE TO LET

718 SQ FT (66.70 SQ M)



Summary

Self-Contained Office in Marina Location

Available Size	718 sq ft
Rent	£14,500 per annum
Rates Payable	£7.64 per sq ft RV will reduce to £10,500 from April 2026
Rateable Value	£11,000
Service Charge	£4.24 per sq ft
EPC Rating	C (69)

- Extensive parking
- Open plan with meeting room
- Attractive Waterside location
- Excellent access to the motorway network
- Near the Boardwalk and David Lloyd



Location



**25 The Slipway, Marina Keep,
Portsmouth, PO6 4TR**

The Slipway comprises a two storey purpose-built office building accommodating a range of marine and non-marine businesses located within an established marina environment.

Port Solent is strategically located at the M27 via J12 gateway to Portsmouth, providing excellent accessibility to this prestigious waterfront location.

A regionally recognised leisure destination, the broader site benefits from a range of waterfront restaurants and bars, together with a David Lloyd Leisure club and a cinema.





Further Details

Description

Located on the first floor, the office suite benefits from the following specification:

Open plan
Meeting room
Good natural light
Suspended ceiling with recessed LED lighting
Carpeted and painted throughout
Tea point
WC

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	718	66.70	Available
Total	718	66.70	

Terms

A new effective full repairing and insuring lease for a term to be agreed, but a minimum three year commitment is required.

£14,500 plus VAT per annum exclusive of business rates and service charge.

Internet

The landlord has a leaseline serving the property which is available subject to terms.

Service Charge / Port Solent Charge

There is a Service charge / Port Solent charge equating to £3,048.75 per annum (£4.24 psf).

Legal Costs

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

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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