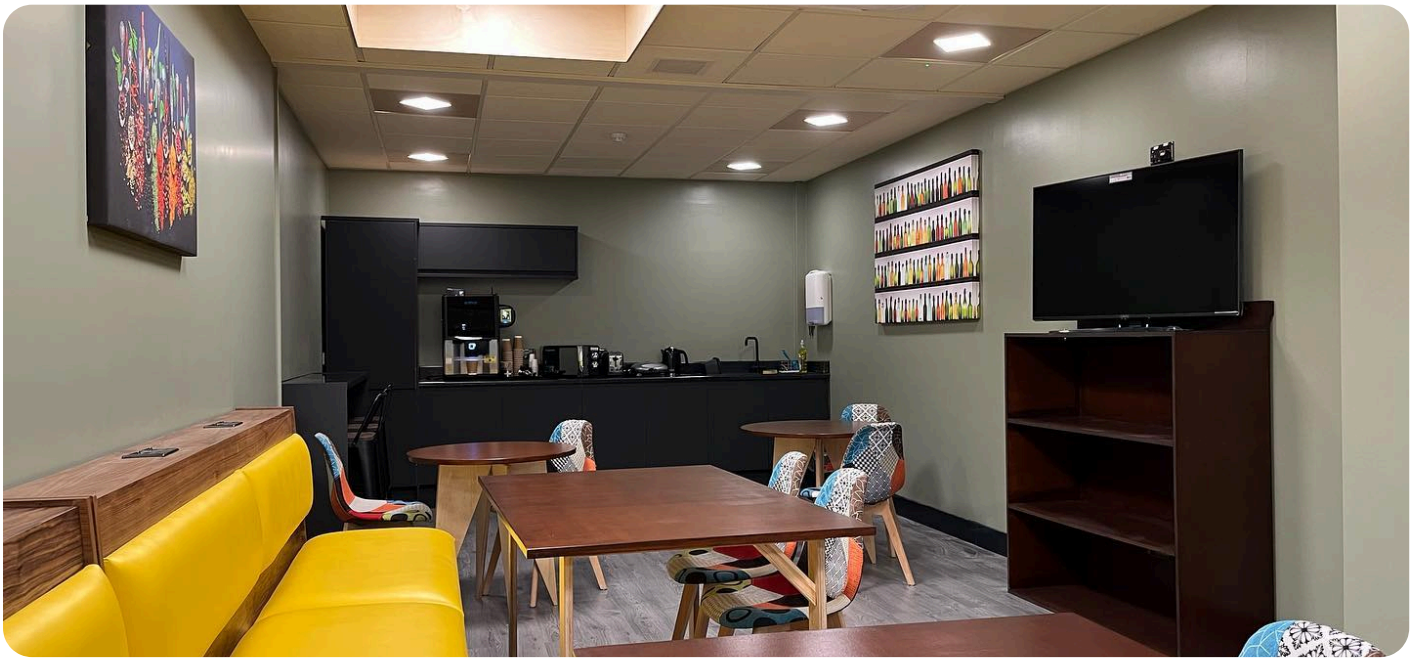
Portway Centre

Suite Factsheet · Version 1

Suite 23

23 · First Floor

Created 23/10/2026, 11:10
2027 Approved Rates



Centre Cafe



Suite 23



Boardroom

Area	Capacity	Availability	Lease options	Expected Start
377 Sq Ft	6 People	Coming Available	1, 2 & 3 Years	01/07/2027

Lease Costs — All Three Terms

Approved 2027 rates. Service charge is shown for each term. Fibre options are listed separately below.

Term	Annual rent	Monthly rent	Annual service charge	Monthly service charge	Annual total	Monthly total
1 Year	£7,426.90	£618.91	£5,278.00	£439.83	**£12,704.90**	**£1,058.74**
2 Years	£7,049.90	£587.49	£5,278.00	£439.83	**£12,327.90**	**£1,027.33**
3 Years	£6,295.90	£524.66	£5,278.00	£439.83	**£11,573.90**	**£964.49**

Service charge: £14.00/sq ft · Window premium: £1.70/sq ft. Fibre is additional and not included in totals.

Fibre Options · 2026 Schedule

Band A · Up To 10 Mbps

£400.00 Per Year · £100.00 Quarterly

Band B · Up To 20 Mbps

£760.00 Per Year · £190.00 Quarterly

Band C · Up To 50 Mbps

£1,580.00 Per Year · £395.00 Quarterly

Band D · 100 Mbps

Price On Application

Band E · 500 Mbps

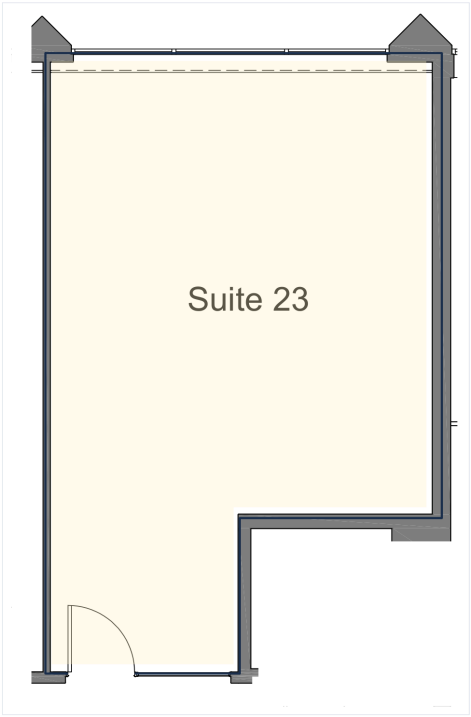
Price On Application

Additional Floor Plan 1

Suite 23 Floor Plan

THE PORTWAY CENTRE

SUITE 23 | FIRST FLOOR



Navy boundary + pale yellow suite fill

Source: Existing & Current Floor Plans, Rev F (13 Oct 2026).
Illustrative plan. Confirm suite boundaries and dimensions before formal use.

Additional Floor Plan 2

Full Floor Plan - Suite 23



Suite Features

- First Floor
- South Facing
- Kitchen nearby

Centre Features

- Cafe
- Post Collection Service
- 9–5 Serviced Reception
- Daily Cleaner
- Water Dispensers
- Vending Machine
- Networking / Social Opportunities
- Free Visitor Parking
- Discounted Meeting Room Bookings