

CLASS E PROPERTY – FOR SALE / TO LET



5 The Gardens, Fareham PO16 8SS

For Sale: £190,000 / To Let: £16,000 pa

From 87 sq. m (937 sq. ft)

- End of Terrace Office / Studio
- Ground Floor
- Class E Use Class
- For Sale / To Let
- 4 Allocated Car Parking Spaces
- Long Leasehold - 999 years from 4 May 2004

Description

The accommodation comprises modern, principally open plan office/ studio space, with partitions which have been erected to create meeting rooms and private offices.

The ground floor space benefits from kitchen and toilet facilities and level access for wheelchair use.

There are 4 allocated car parking spaces available.

Location

The property is situated within The Gardens, Fareham a modern and established business park within the town and a short drive from Junctions 10 & 11 of the M27. Neighbouring businesses include; Beaufort Financial, Unity Wealth Management, The Wessex Dental Specialist Centre and Envirochem Analytical Laboratories.

Fareham and the wider region benefit from excellent transport communications with port and ferry services at Southampton and Portsmouth, the A3(M), M27 and M3 motorways, direct rail services to London (from Fareham, Southampton and Portsmouth) and Southampton Airport, which are all within easy reach.

Terms

The property is available to purchase (long leasehold 999 years from 4 May 2004) at a guide price of £190,000. Alternatively, the property is available to let on terms to be agreed at a commencing rent of £16,000 per annum.

Business Rates

Current rateable value (1 April 2026 to present) £12,000. You may be able to qualify for 100% business rate relief. Please contact the local authority for further details.

Service Charge

Further details are available on request.

Legal Costs

Each party to bear their own costs.

EPC

48 B.

Services

The property has connections to electricity, water and drainage.

VAT

We understand that the property is VAT elected.

Planning

We understand that the property has a Class E use class enabling it to be used for a variety of purposes.

Areas

The property has the following approximate floor areas on a Net Internal Area (NIA) basis:

Floor	Sq. M	Sq. Ft
Ground Floor	87	937
Total	87	937

Viewing

Strictly by appointment with the sole agents:-

BTG Eddisons



Nick Holtby
01329 221199
nick.holtby@eddisons.com
Ref: 130726NH / Date: 13/07/26

For more information, visit eddisons.com
01329 221199



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