



A6 Segensworth Business Centre, Segensworth Rd, Fareham P015 5RQ

**TO LET
FOR SALE**

Self Contained Office Space

**2,510 Sq Ft
(233 Sq M)**

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DESCRIPTION

Unit A6 Segensworth Business Centre consists of part brick/part clad construction. It is a two-storey, self-contained office and benefits internally from diffused lighting and air conditioning. The ground floor comprises an entrance lobby and separate meeting room with WC facilities and a kitchenette area. The first floor is a mixture of open plan space along with individual offices and a kitchenette area.

- ✓ Within Close Proximity to J9, M27
- ✓ 11 Total Car Parking Spaces
- ✓ Ground Floor Lobby, WC, & Kitchenette Facilities
- ✓ 1st Floor Open Plan & Individual Offices & Kitchenette
- ✓ 3 Core Perimeter Trunking
- ✓ Suspended Ceilings With CAT 2 Lighting



LOCATION

Segensworth Business Centre is situated midway between Portsmouth and Southampton, approximately 1.5 miles of Junction 9, M27. It is one of the principal industrial and distribution locations along the South Coast with over 3.5m sq ft of employment space.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
GF Unit A6	1,230	114
FF Unit A6	1,280	119
Total	2,510	233

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

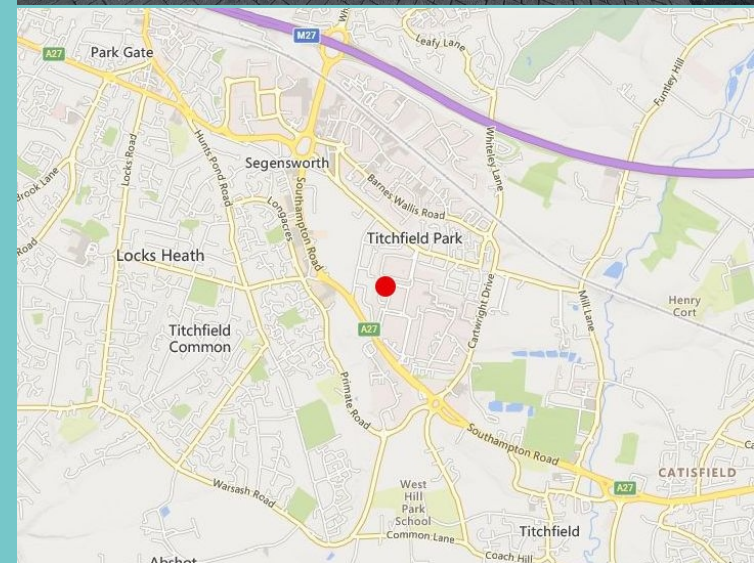
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed. Also available for sale. Price on application.

EPC

The Energy Performance Asset Rating is B (45).



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VIEWING & FURTHER INFORMATION

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