

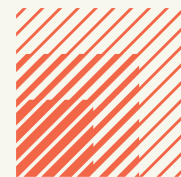


F2 Fareham Heights

Standard Way, Fareham, PO16 8XT

TO LET

F2 Ground Floor 54.05 sq. m. (582 sq. ft.)



**HELLIER
LANGSTON**

www.hlp.co.uk

01329 220111 fareham@hlp.co.uk

Office Unit

Description

Fareham Heights comprises a number of individual office units, some of which have been sub-divided, but all constructed with main walls in brick/block cavity work beneath pitched slate clad roofs. There is excellent on-site parking, together with landscaped areas etc.

Unit F2 have open plan accommodation arranged with a kitchenette, a meeting room and WC.

Summary

- Carpeted throughout
- Suspended ceilings
- Gas fired central heating
- Air Conditioning
- 4 parking spaces
- Popular business park location
- Close to J11 M27

Rent

£10,000 per annum.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Office and premises £18,500. Currently combine with the First Floor.

Source: www.tax.service.gov.uk/business-rates-find/search

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Floor	sq. m.	sq. ft.
Ground Floor	54.05	582

EPC

Rating - C75

VAT

The property is VAT elected.

Legal Costs

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

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

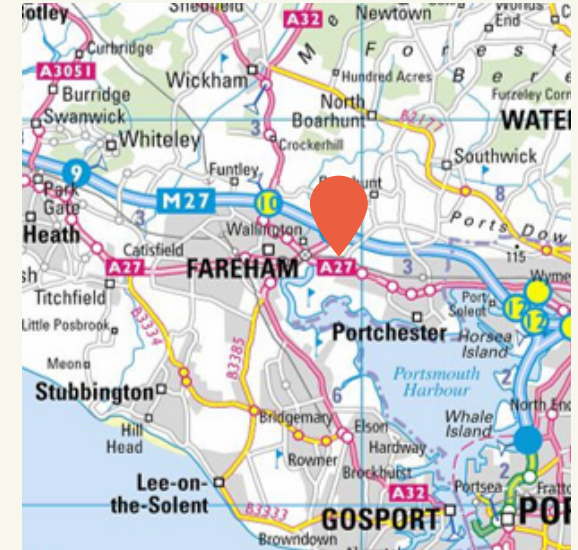
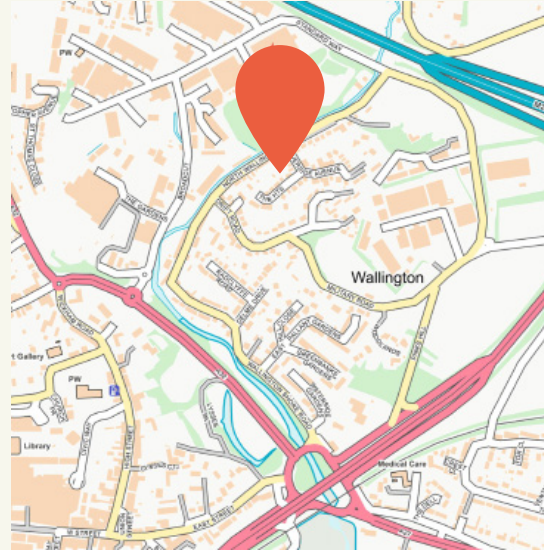


Location

Fareham Heights is located off Standard Way, approximately 2 miles north of Fareham Town Centre and approximately ¾ mile west of Junction 11 of the M27 which provides access to both Portsmouth and Southampton.

The development is also approximately 2 miles from Fareham's mainline Railway Station.

Existing occupiers on the estate include several professional and financial companies.



HELLIER LANGSTON

www.hlp.co.uk

01329 220 111 fareham@hlp.co.uk

Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.



Contact us

Direct your viewing request and enquiries to:-



Andy Hellier
07930 661782
ah@hlp.co.uk



Tierney Brain
07562 980266
tierney@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston.