HOLLOWAY ILIFFE & MITCHELL

Industrial, Warehouse
TO LET

Unit F1, Knowle Village Business Park, Fareham, PO17 5DY

MODERN FACTORY UNIT

Summary

Tenure	To Let
Available Size	1,020 sq ft / 94.76 sq m
Rent	£10,500 per annum
Business Rates	Upon Enquiry
EPC Rating	C (75)

Key Points

- Good On-Site Parking
- Ability to install a Mezzanine Floor (Subject to Consent)
- Secluded Location
- Secure Site

RICS

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Unit F1, Knowle Village Business Park, Fareham, PO17 5DY

Description

A modern development of fourteen industrial units on a self contained landscape site. All other units are now occupied.

Unit F1 is a end of terraced unit providing ground floor manufacturing and storage space. The unit benefits from a disabled w.c and wash hand basin, two allocated parking spaces plus loading area, three phase power, loading height of 3.50m and an eaves height of 4.89m

Location

Knowle Village Business Park is located approximately one and a half miles from Fareham with junction 10 being the closest point of access to the M27. Junction 9 (Segensworth) is also close by.
There is also access to the B2177 and A32 at Wichkam.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - F1	1,020	94.76	Available
Total	**1,020**	**94.76**	

Specification

3 phase power
Disabled WC & wash hand basin
Loading height 3.50m
Eaves height 4.89m
Parking 2 spaces plus loading

Terms

£10,500 per annum + VAT
Available on a new full repairing and insuring lease for a term to be agreed

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts ,landscaping & management fees.

Additionally building insurance is also payable.

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

Unless stated, all prices and rents are quoted exclusive of VAT.

Rateable Value

Rateable value: TBC
Source: voa.gov.uk

The above calculations are based on the following limitations:
• Small business rate relief applies only to occupied properties.
• A percentage reduction in your rates bill only applies if you only occupy one property.
You are advised to confirm the rates payable with the local council before making acommitment

Viewing & Further Information

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HOLLOWAY ILIFFE & MITCHELL
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F3
F2
F1

KNOWLE VILLAGE
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