



SMALL BUSINESS RR AVAILABLE



Unit E2, Knowle Village Business Park, Fareham, PO17 5DY

MODERN INDUSTRIAL / FACTORY UNIT

Summary

Tenure	To Let
Available Size	1,400 sq ft / 130.06 sq m
Rent	£14,500 per annum
Business Rates	Upon Enquiry
EPC Rating	D (79)

Key Points

- Good On-Site Parking
- Ability to install a Mezzanine Floor
- Secluded Location
- Secure Site

Unit E2, Knowle Village Business Park, Fareham, PO17 5DY

Description

A modern development of fourteen industrial units on a self contained landscape site.

Unit E2 is a end of terraced unit providing ground floor manufacturing and storage space. The unit benefits from having a disabled w.c and wash hand basin along with a kitchen area, and parking for up to 3 vehicles plus loading, three phase power, loading height of 3.16m and an eaves height of 3.81m

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 - E2	1,430	132.85	Available
Total	1,430	132.85	

Specification

Manual Up and Over Loading Door

Roof Lights

Three Phase Power

Kitchen

Disabled W.C. & Wash Hand Basin

Parking for 3 vehicles + loading area

Minimum Eaves of 3.81m

Sodium Lighting

Terms

£14,500 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: £11,000

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 a commitment



Viewing & Further Information

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