



ALLOWANCE FOR FLOOR COVERING (STA)



Unit D1 Fareham Heights, Standard Way, Fareham, PO16 8XT

MODERN OFFICE WITH GENEROUS PARKING

Summary

| | |
|-----------------------|--|
| Tenure | To Let |
| Available Size | 1,657 to 3,321 sq ft / 153.94 to 308.53 sq m |
| Rent | Rent on Application |
| Service Charge | £2,684.00 per annum Plus VAT |
| Business Rates | Upon Enquiry |

Key Points

- Prominent Modern 2 Storey Office
- Well Located Off Junction 11 (M27)
- Parking Ratio 1:185
- Fibre Leased Line
- Ability to split Floor by Floor



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Description

Mid terrace modern two storey office within the popular Fareham Heights development. The premises include a reception area on the ground floor along with open plan offices, kitchen area, two separate w.c.s with wash hand basins.

The first floor include a further two w.c.s with wash hand basins leading to the main office area which is sub-divided by part glazed, partitioning which gives four partitioned offices plus a central area.

Location

Fareham Heights is located off Standard Way, approximately 2 miles north of Fareham town centre and approximately 3/4 mile west of junction 11 of the M27 which provides access to both Portsmouth and Southampton along the M27 motorway network.

The Fareham mainline railway station is approximately 2 miles to the west.

Accommodation

The accommodation comprises of the following

| Name | Sq ft | Sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 1,664 | 154.59 | Available |
| 1st | 1,657 | 153.94 | Available |
| Total | 3,321 | 308.53 | |

Specification

- 18 parking spaces (1:185 sq.ft)
- Suspended ceiling throughout
- Cat II lighting
- Aluminium double glazing
- Perimeter trunking & network cabling (Cat 5E)
- Anti-static flooring to the ground floor
- First floor carpet
- Fibre leased line
- A combination of wall mounted and recessed air conditioning units
- Kitchen
- 4 separate w.c.s

Terms

Available on a new full repairing & insuring lease for a term to be agreed. Potential to take floor by floor. Allowance for floor covering available, subject to agreement.

Rateable Value

Rateable value: £40,000

Source: voa.gov.uk You are advised to confirm the rates payable with the local council before making a commitment

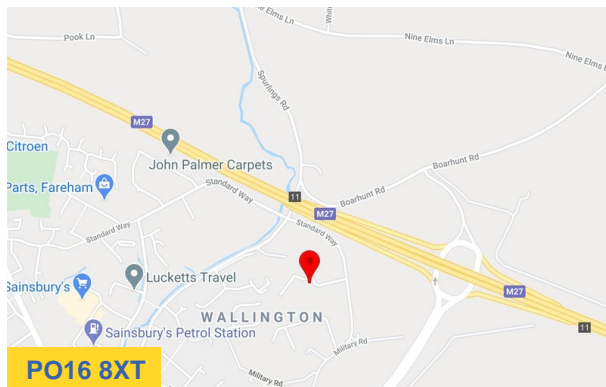
Other Costs

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

A deposit may be required subject to referencing.

Please be aware there is an Estate Service Charge currently running at £671 per quarter plus VAT.

VAT is applicable.



Viewing & Further Information

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