



**HOLLOWAY
ILIFFE &
MITCHELL**

Business Park, Office
TO LET



MAY QUALIFY FOR TAPER RELIEF

First Floor, Unit C9, Endeavour Business Park, Penner Road, Havant, PO9 1QN

First floor open plan office situated in an established business park with allocated parking

Summary

Tenure	To Let
Available Size	1,400 sq ft / 130.06 sq m
Rent	£16,000 per annum
Rates Payable	£4.57 per sq ft

Key Points

- Allocated Parking
- Self Contained with Kitchenette
- Ready to Occupy
- Modern Open Plan Unit
- Excellent Transport Communications to A27 / M27 / A3



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The property comprises a first floor office with a kitchenette and toilet. There is a disabled toilet on the ground floor.

The office suite benefits from having Cat 5 network cabling throughout, electric heating, Cat II lighting, suspended ceiling and double glazed windows with a triple aspect and parking for 3 cars with the option of some overflow parking to the rear.

Location

Unit C9 is situated on the outskirts of Havant a short distance from Portsmouth and Southampton is accessed via the M27 motorway network. Nearby occupiers include Kahrs, IVL Leasing, Compass Contract Hire and Motorent. Penner Road is situated just to the south of the A27 with easy access onto the A3 / M27 giving the building easy access to the national motorway network.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st - Office	1,400	130.06	Available
Total	1,400	130.06	

Specification

- * Cat 5 Network Cabling
- * Fire Alarm / Intruder Alarm
- * Electric Heating
- * Kitchen Area
- * Cat II lighting
- * Suspended Ceiling
- * Triple Aspect
- * Aluminium Double Glazed Windows
- * Parking
- * Fully Carpeted

Terms

Available on a new effective full repairing insuring lease for a term to be agreed at a quoting rent of £16,000 per annum

Rateable Value

Rateable Value £12,500

You are advised to make your own enquiries in this regard with the local authority before making a commitment. Business qualifying for small business rates relief may well be able to qualify for taper relief.

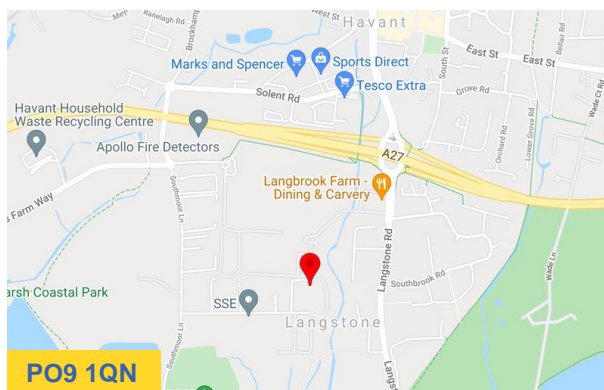
Other Costs

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

Deposit may be required subject to referencing.

An Estate Service Charge may be payable, further details on request.

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



Viewing & Further Information

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