



REFURBISHED & READY TO OCCUPY

Unit 5 Furniss Business Centre, Furniss Way, Hayling Island, PO11 0FG

MODERN LIGHT INDUSTRIAL UNIT

Summary

Tenure	To Let
Available Size	1,454 sq ft / 135.08 sq m
Rent	£15,250 per annum
EPC Rating	B (29)

Key Points

- Modern Design
- Open Plan Layout
- Parking
- Mid Terrace Unit



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Description

Furniss Business Centre was built approximately 6 years ago and comprises a terrace of 8 small industrial/warehouse units.

The subject unit is a mid terrace unit and benefits from being an open plan unit, ready for an incoming occupier's fit out.

Location

Furniss Business Centre is situated adjacent to Hayling Billy Business Centre in Furniss Way, Hayling Island. Furniss Way is situated off Station Road, a major thoroughfare running between Park Road and West Lane on the west side of Hayling Island.

The nearest major road is the A27 south coast trunk road, which provides access to the M27 motorway network to Southampton and Portsmouth to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial	1,454	135.08	Available
Total	1,454	135.08	

Specification

- Electric up and over loading door
- Loading door 3.48m wide, 4.04m high
- Min eaves height 4.53m rising to 6.24m
- 3 phase power
- Air lines
- LED Lights
- Office
- Kitchen
- WC & wash hand basin
- 2 parking spaces + loading area

Terms

Available on new full, repairing and insuring lease to a term to be agreed at a rent of £15,250 per annum.

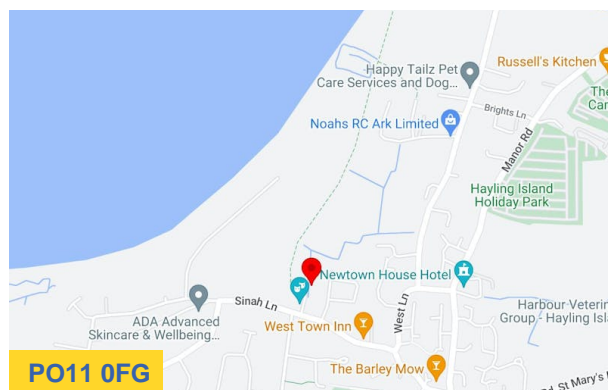
Business Rates

From 1st April 2023 the rateable value will be £17,000 per annum.

You are advised to make your own enquiries to the Local Authority before making a commitment to lease.

Other Costs

- Unless otherwise stated all prices, rents and costs may be exclusive of VAT.
- Each party to pay their own legal cost incurred in the transaction.
- Service charge and building Insurance is charges, more details upon request.



Viewing & Further Information

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