



Unit 4 & 4A, The Tanneries, East Street, Fareham, PO14 4AR

Industrial Unit With Offices

Summary

Tenure	To Let
Available Size	2,107 sq ft / 195.75 sq m
Rent	£22,000 per annum
Rateable Value	£24,500
EPC Rating	D

Key Points

- Onsite parking
- Self contained site
- Office with warehouse
- Concertina loading door
- Three phase power

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Description

A development of approximately twenty-five light industrial and office units on a self contained site.

Single storey industrial unit, brick and block construction under a corrugated metal roof. Internally the unit currently provides office and warehouse space with 2x wc and wash hand basin.

The unit benefits from having 3 parking spaces per unit a loading door, three-phase power and strip lighting.

Units can be taken individually or as they are.

Location

Titchfield Industries are located on the south side of East Street close to its junction with Titchfield Hill and virtually opposite the junction of East Street and Mill Street. There is dual carriageway access to the M27 at Junction 9.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - 4	1,234	114.64	To Let	Available
Unit - 4A	873	81.10	To Let	Available
Total	2,107	195.74		

Viewings

Strictly by appointment with Holloway Iliffe and Mitchell

Terms

£22,000 Per annum

Available on a new full repairing and insuring lease for term to be agreed.

Business Rates

Rateable value: £24,500.

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.

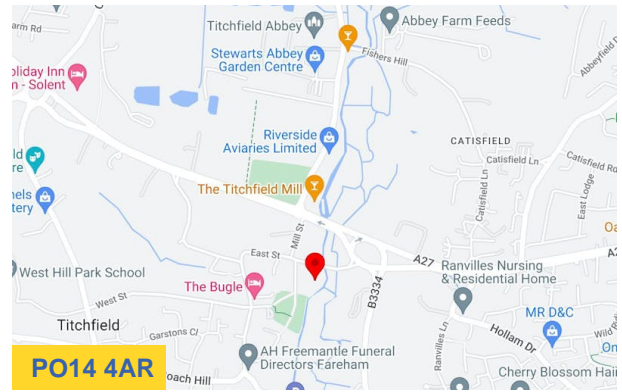
You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

Service charge and Building insurance are both payable.

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

It is understood the property is elected for VAT.



Viewing & Further Information

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