



Offices 1 And 2, 7 High Street, Emsworth, PO10 7AQ

Office accommodation central to Emsworth town centre.

Summary

Tenure	To Let
Available Size	521 sq ft / 48.40 sq m
Rent	£7,500 per annum
Business Rates	Upon Enquiry
EPC Rating	D

Key Points

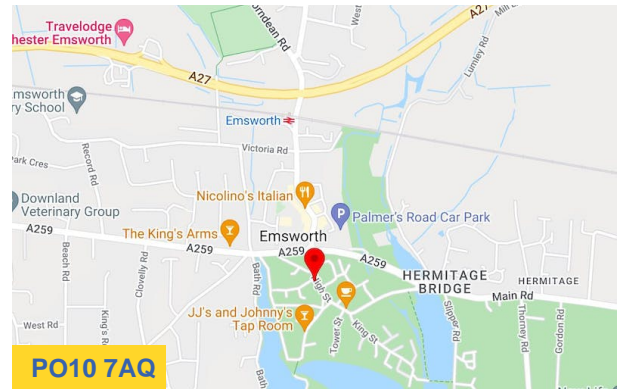
- Character Building
- Shared Facilities
- Partitioned Space with Potential for Open Plan Accommodation
- Located in the Centre of Emsworth
- Unit can be split and let separately subject landlord's approval

Description

First floor office within a character building, the office suite benefits from being fully carpeted, strip lighting and a single glazed sash windows. It is considered that the accommodation would suit a range of uses within Use E of the Use Classes Order 1987 (as amended).

Location

The subject office is located in the centre of Emsworth High Street close to local amenities and shops. The office suite is situated on the first floor with access off School Lane. Emsworth train station is situated 0.3 miles to the north, approximately 7 mins walk. The A27 is approximately 1.5 miles to the west leading onto the M27, A3 & M3 motorway network.



Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st	521	48.40	Available
Total	521	48.40	

Specification

- Fully carpeted
- Single glazed sash window
- Strip lighting
- Communal facilities



Viewing & Further Information

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