



PRICE £495,000 / RENT £10 PSF



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

MODERN OFFICE WITH GENEROUS PARKING

Summary

Tenure	To Let / For Sale
Available Size	1,657 to 3,321 sq ft / 153.94 to 308.53 sq m
Rent	£33,210 per annum
Price	£495,000
Business Rates	Upon Enquiry
EPC Rating	C (71)

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

Freehold available at £495,000.00. Alternatively the building can be available to rent at £10 psf.

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.

Video

- Walk through tour - <https://vimeo.com/504746267>



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07887602603

tom@hi-m.co.uk

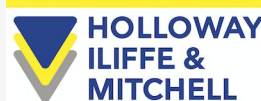
James West

02392 377800 | 07415438230

James@hi-m.co.uk

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