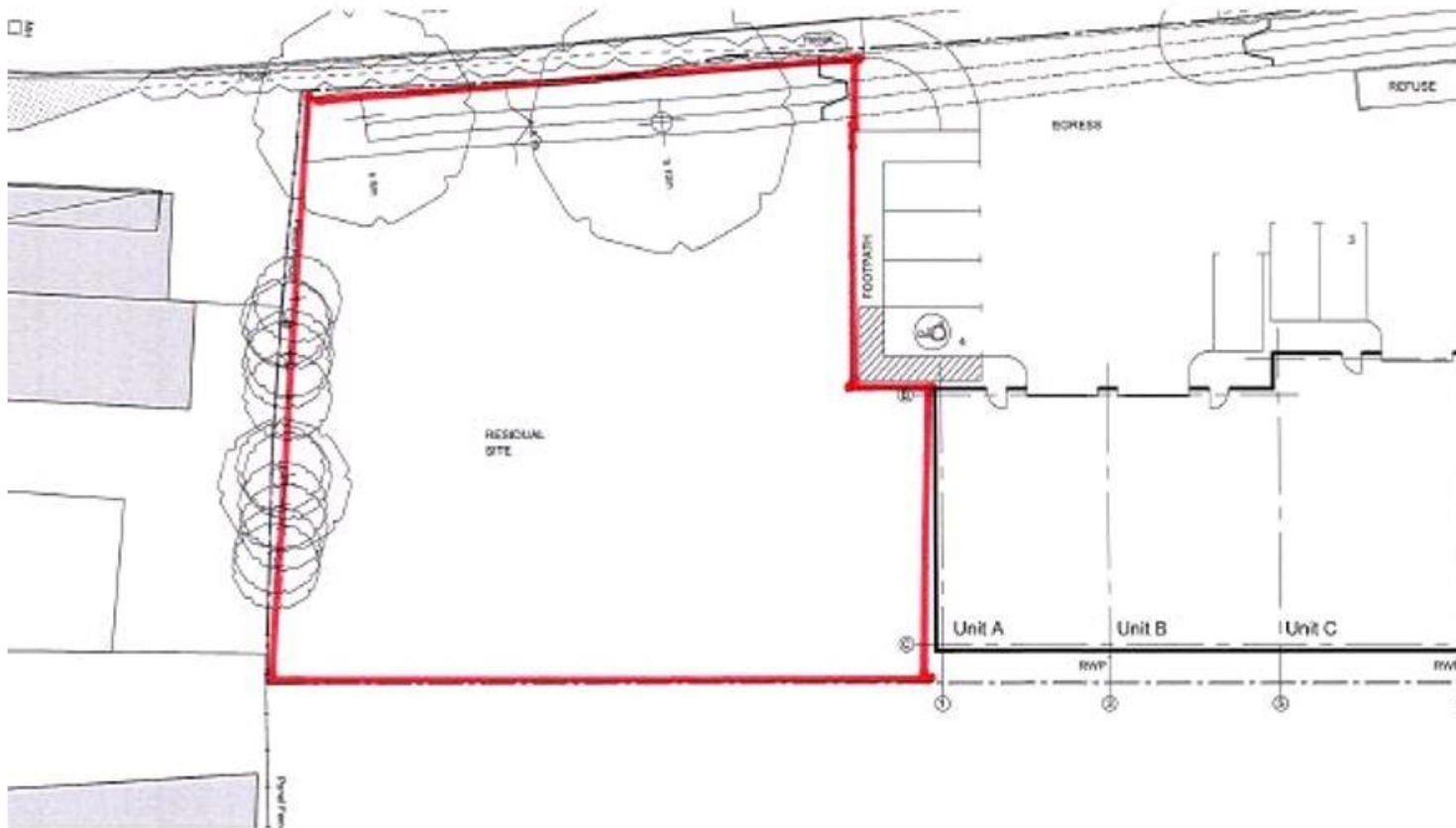


# FURNISS WAY, HAYLING ISLAND PO11 0FG



## NEW BUILD BUSINESS/HEALTH/EDUCATION USE UNIT(S) TO LET



Site Area – 0.17 acres

# FURNISS WAY, HAYLING ISLAND PO11 0FG



Furniss Business Centre  
Units for sale/to let  
Please contact Vail Williams



## LOCATION

The site is located adjacent to a new light industrial development completed in 2016 (Furniss Business Centre). Hayling Billy Business Centre, HIADS Station Theatre and schools opposite. 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.

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## DESCRIPTION

The site is currently undeveloped and would be suitable for a number of business uses, medical or educational uses, subject to the necessary planning consents.

## ACCOMMODATION

The site is approximately 0.17 acres. We are able to build premises from 2,500 to 5,000 sq ft (232.25 to 464.51 sq m) with allocated off street car parking (approx. 10-15 spaces).

## TERMS

A new full repairing and insuring lease in excess of 10 years, subject to a rent review at year 5 to the greater of the market or passing rent.

The tenant is to enter into an agreement to lease prior to submission of any planning application.

## RATEABLE VALUE

To be assessed.

## LEGAL COSTS

Both parties to pay their own legal costs.

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## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## VIEWING

Strictly by appointment through the sole agents.

## CONTACT

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**SUBJECT TO CONTRACT**  
**August 2018**

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