



RENT REDUCTION & REFURBISHED

**Bridgwater House (Ground Floor), 2 Hayward Business Centre,
Havant, PO9 2NL**

Ground Floor Office Premises

Summary

Tenure	To Let
Available Size	2,282 sq ft / 212 sq m
Rent	£27,500.00 per annum
Service Charge	TBC
Rates Payable	£12,298.24 per annum

Key Points

- Floor Trunking
- Fitted Kitchen
- Part Air Conditioning
- Refurbished
- Cat II Lighting
- W.C. Facilities
- On-site Car Parking



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Description

A 2 storey office building constructed of brick under a concrete tiled roof, in 1991. The specification provides for 200mm raised access floor with carpeting, suspended ceilings, Cat II lighting, passenger lift, cloakrooms and kitchen facilities. The premises also has the benefit of central heating, glazing and on-site parking.

The building is formed open plan, however part is fitted with modern de-mountable partitioning providing separate offices, boardroom and general office accommodation.

Location

Asgard House is located on the east side of New Lane, reasonably close to Havant town centre and Railway Station which are within 1 mile. Good road communications are provided by the A27/M27 South Coast trunk road and the A3(M) London Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Office	2,282	212	£12 /sq ft	Available
Total	2,282	212		

Terms

Available by way of a new full repairing lease for a term to be agreed at a rent of £27,500 pa

Business Rates

Rateable Value is £24,020 for the ground floor.

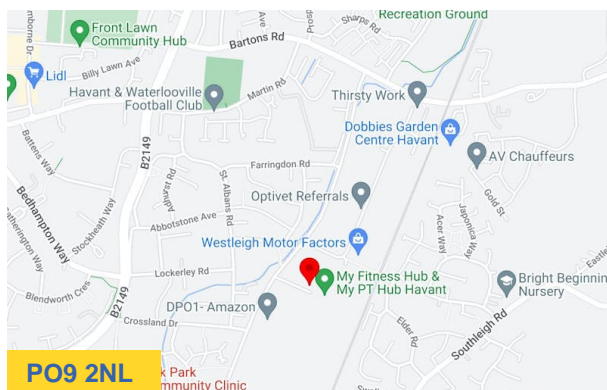
You are advised to make your own enquiries in this regard before making a commitment to lease.

Other Costs

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

Estate Service Charge - TBC

VAT - Unless stated otherwise all costs and rents are exclusive of VAT.



Viewing & Further Information

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