



## Unit 1 Station Approach, Fareham, PO16 0UT

Prominent Warehouse / Industrial Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,985 sq ft / 370.22 sq m
<b>Rent</b>	£32,000 per annum
<b>Rates Payable</b>	£12,800 per annum
<b>Rateable Value</b>	£25,000
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Adjacent to Fareham Railway Station
- Easy Access to M27 Motorway
- Mezzanine Offices
- Small Secure Yard at Rear
- Parking & Loading Facilities to Front

# Unit 1 Station Approach, Fareham, PO16 OUT

## Description

Ground floor industrial / warehouse unit with first floor mezzanine providing office accommodation.

There is a small secure yard to the rear elevation, with parking and loading door to the front elevation.

## Location

The property is located at the western end of West Street, adjacent to Fareham Railway Station, just off the main road roundabout. This provides easy access to the M27 motorway.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	3,407	316.52	Available
Mezzanine - Offices	578	53.70	Available
<b>Total</b>	<b>3,985</b>	<b>370.22</b>	

## Terms

Available by way of a new Full Repairing Insuring Lease for a term to be agreed at a rent of £32,000 per annum exclusive.

## Business Rates

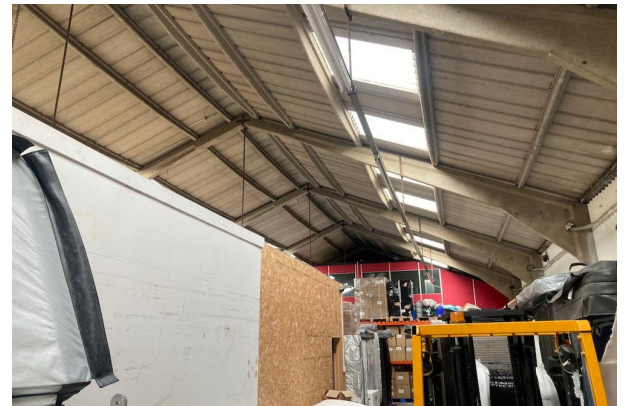
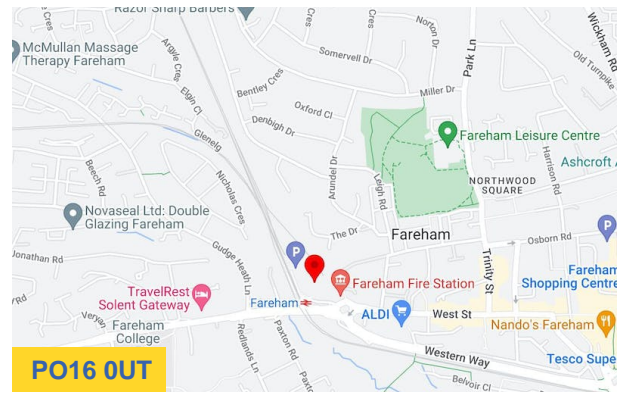
Rateable Value £25,000

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

## Other Costs

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

VAT - VAT is payable on the rent, buildings insurance and service charges



## Viewing & Further Information

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