



**First Floor, Old Curiosity Shop, The Square, Wickham, Fareham,
PO17 5JN**

FIRST FLOOR OFFICES AVAILABLE

Summary

Tenure	To Let
Available Size	815 sq ft / 75.72 sq m
Rent	£12,000 per annum
Service Charge	£720 per annum Building Insurance £600 per annum (Sept 23 - Sept 24)

Key Points

- Located in Wickham Square
- Self Contained
- Easy Access to M27
- Variety of Uses Considered (STP)



Description

The subject premises comprise a first floor office which provides 4 separate suites, kitchenette facilities and w/c with wash basin. The first floor is accessed via a self contained front door, found off a courtyard area, which is located to the rear of the Old Curiosity Shop.

Other uses considered, subject to planning.

There is no on-site parking, although there is ample parking within Wickham Square.

Location

The premises are located in the centre of Wickham Square in the south west corner of The Square.

Wickham is situated a short distance north of junction 10 of the M27 and is accessed via the A32.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	815	75.72	Available
Total	815	75.72	

Terms

Available by way of a new FRI lease at a rent of £12,000 per annum.

Reduced rent periods considered.

Accommodation

- Office 1 - 162 sq ft
- Office 2 - 174 sq ft
- Office 3 - 170 sq ft
- Office 4 - 209 sq ft
- Kitchenette - 100 sq ft

Other Costs

A Service charge is payable to cover costs such as maintenance and repair of the common parts landscaping management fees, currently £720 per annum.

Additionally, building insurance is also payable at £600 per annum (Sept 23 - Sept 24)

Each party will be responsible for their own legal fees incurred in the transaction.



Viewing & Further Information

James West

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023 9237 7800

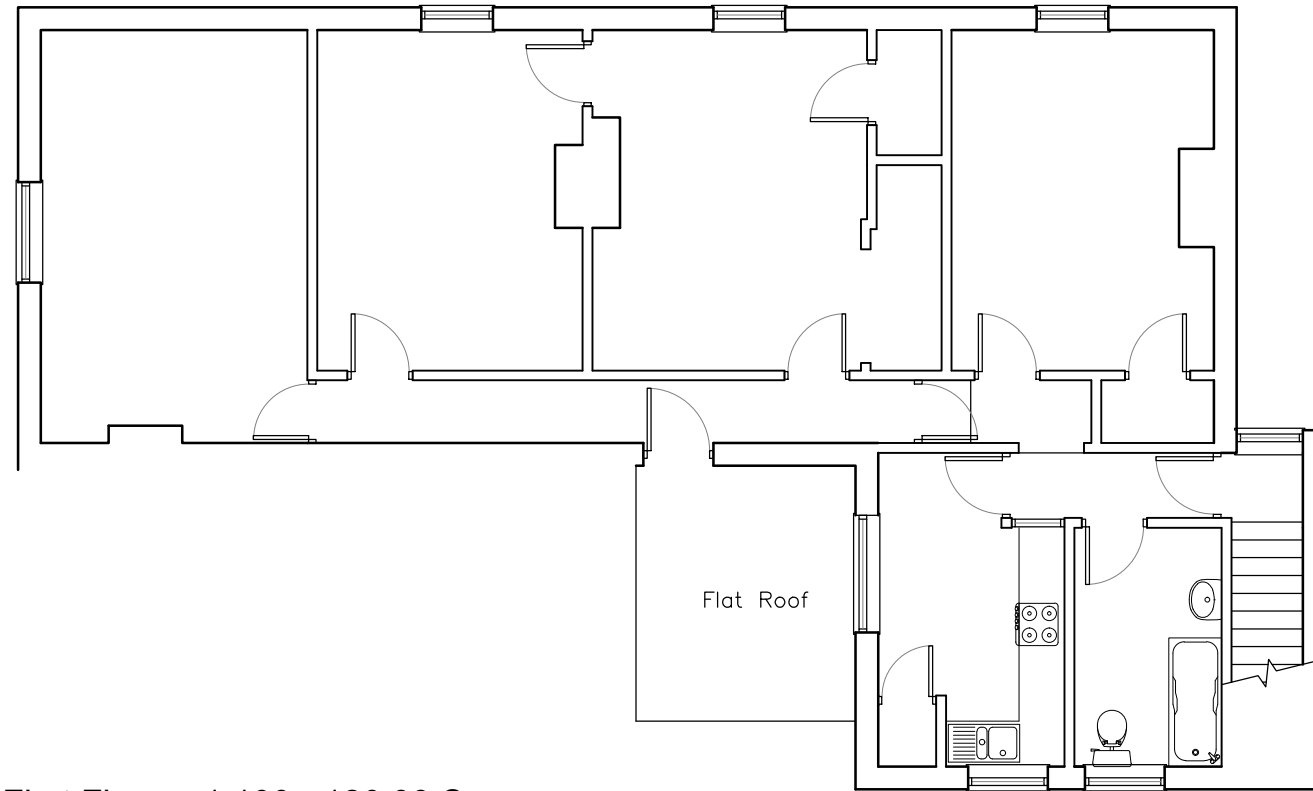
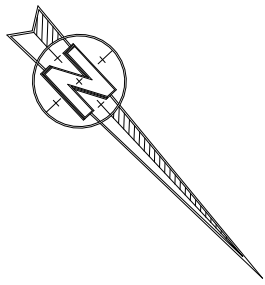


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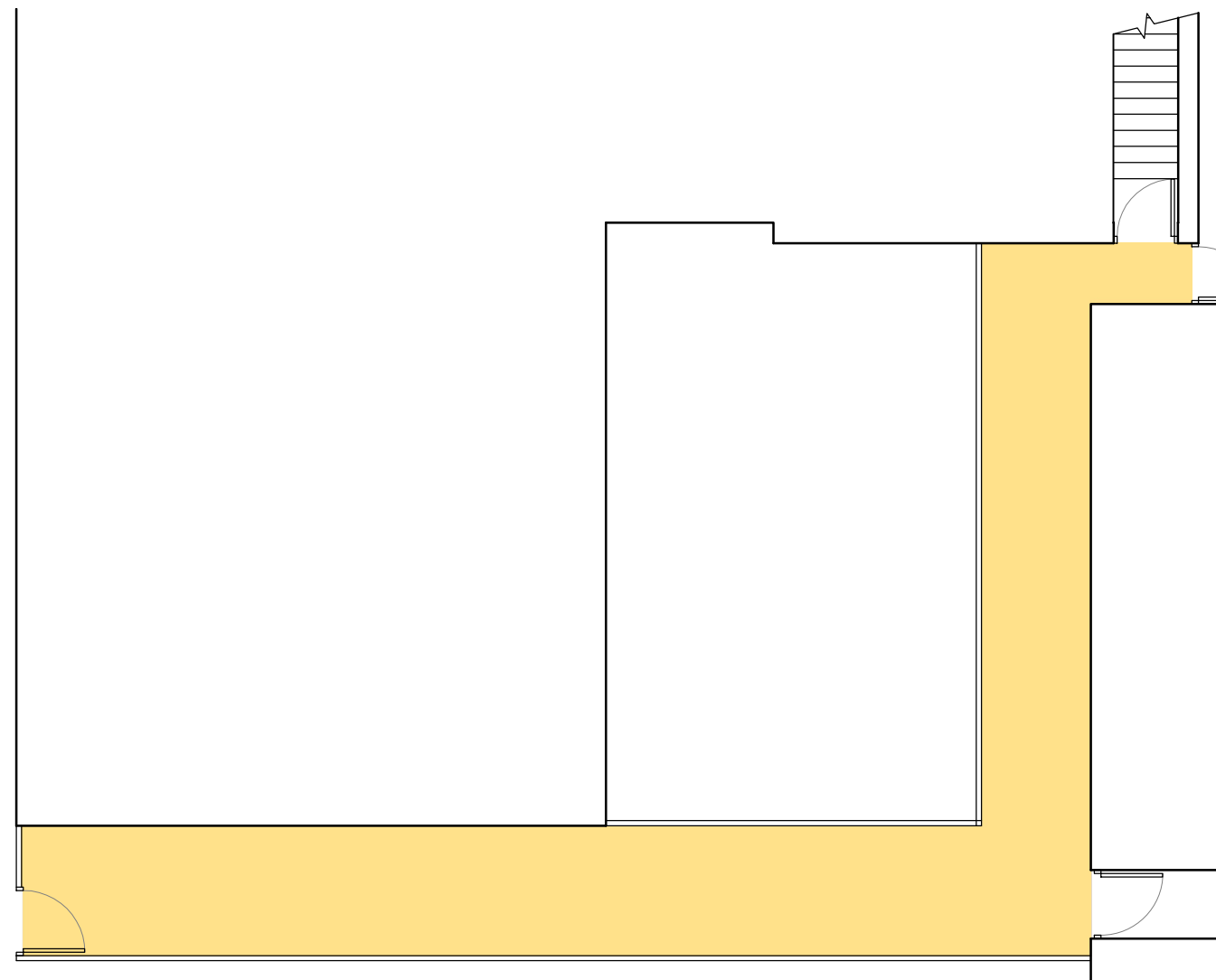
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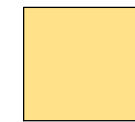
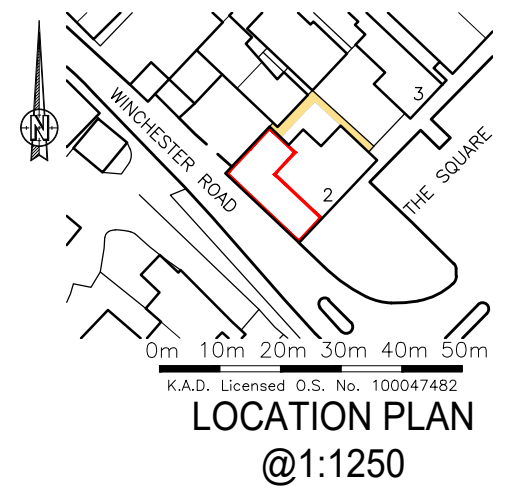




First Floor - 1:100 - 120.33 Sqm



Ground Floor Access - 1:100



Access Route

Rev	Revision	By	Date

KNIGHT
KADARCHITECTURAL
DESIGN

K.A.D. Ltd.
First Floor Unit 7
The Quarterdeck
Port Solent
PO6 4TP
T: 01489 660194
E: admin@k-a-d.co.uk
W: www.k-a-d.co.uk

Client
HOLLOWAY ILIFFE & MICHELL

Project
**FIRST FLOOR,
OLD CURIOSITY SHOP
THE SQUARE, WICKHAM,
FAREHAM, PO17 5JN**

Drawing
FLOOR PLAN

Scale 1:100@A3	Date SEP 2023
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Project no.	Sequential	Bldg/Floor	Detail	Rev
KAD	01	A	EX	.