



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

**FIRST FLOOR OFFICES AVAILABLE**

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	815 sq ft / 75.72 sq m
<b>Rent</b>	£12,000 per annum
<b>Service Charge</b>	£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
<b>Total</b>	<b>815</b>	<b>75.72</b>	

## 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**

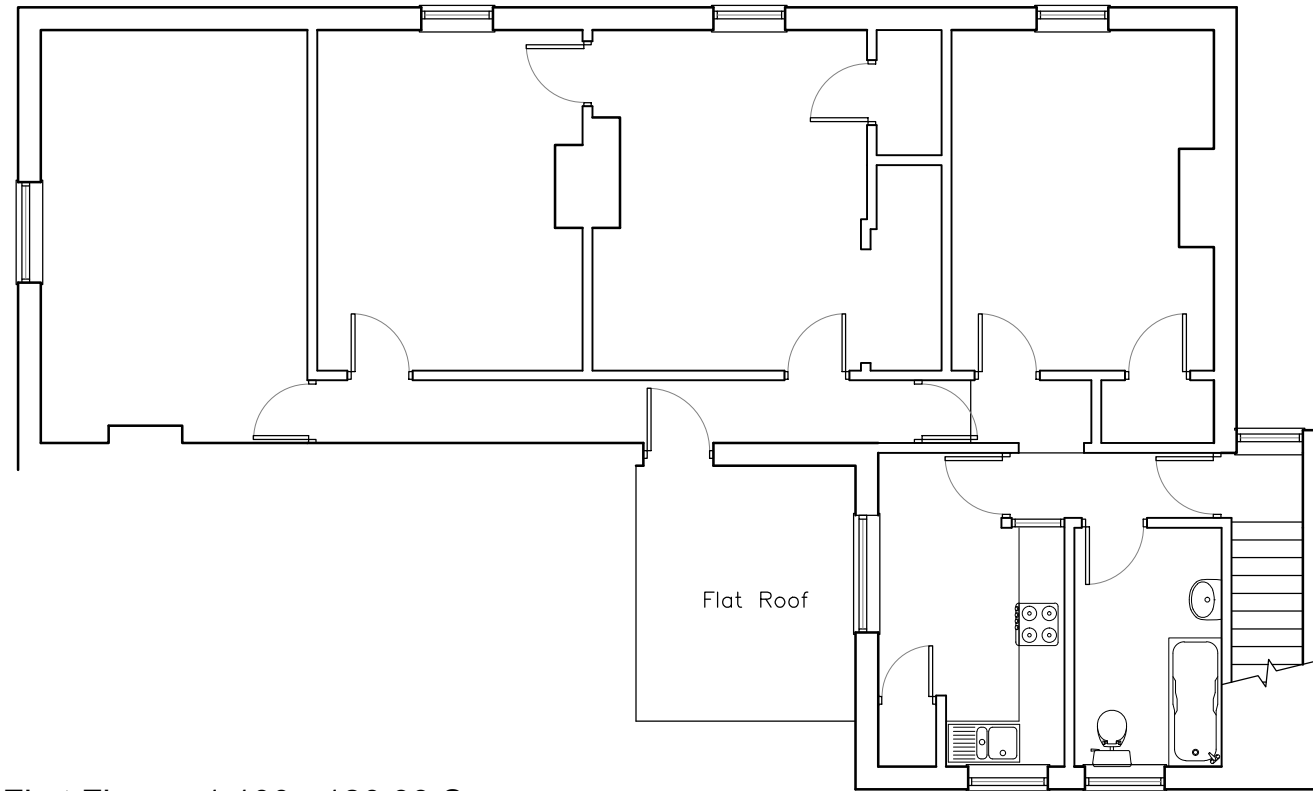
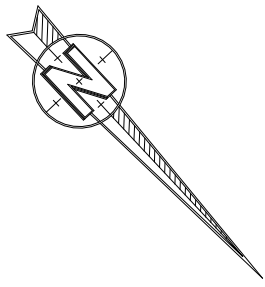


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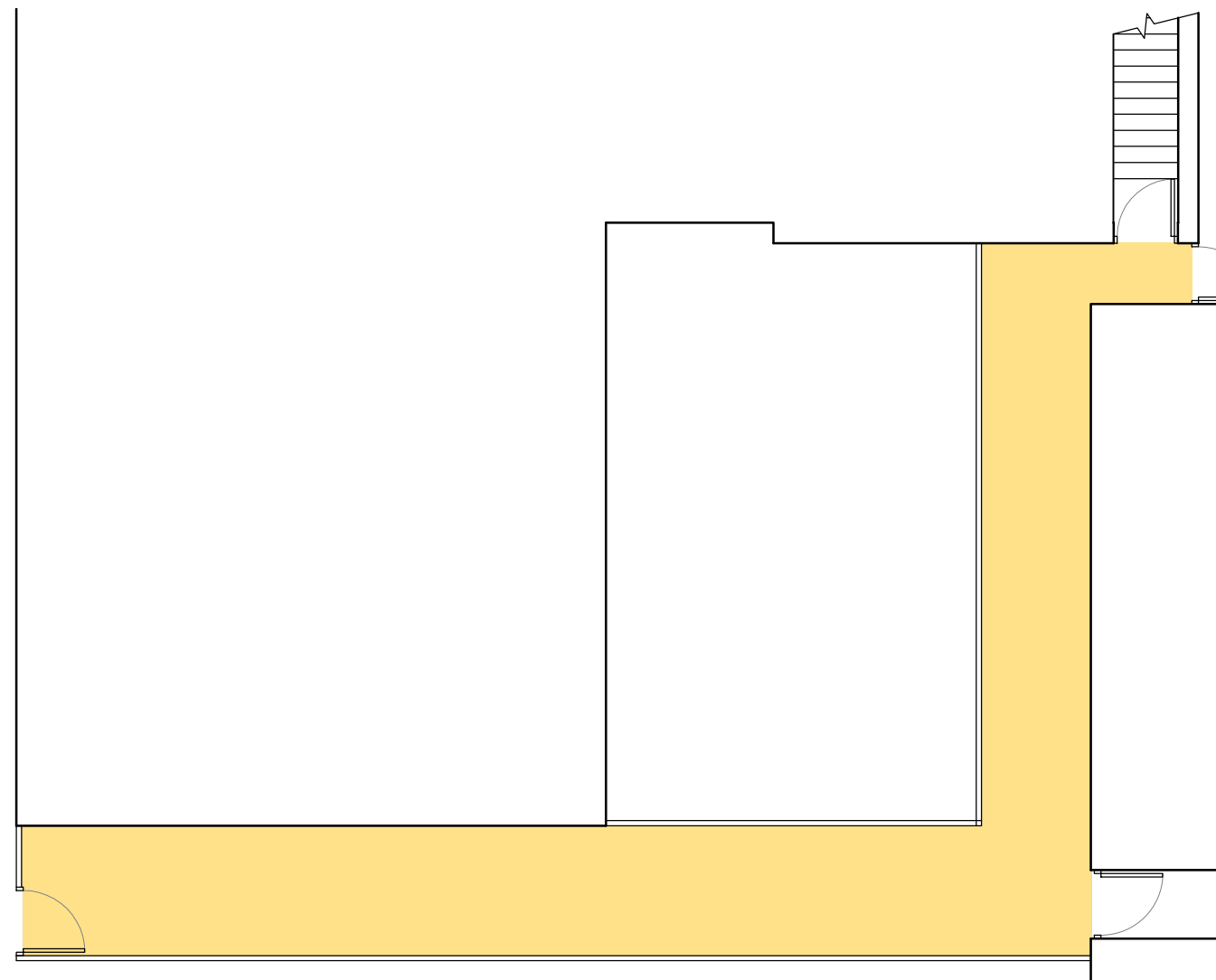
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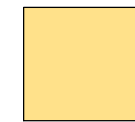
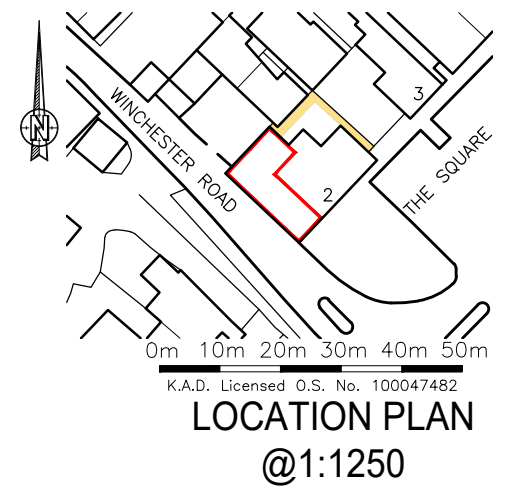




First Floor - 1:100 - 120.33 Sqm



Ground Floor Access - 1:100



Access Route

Rev	Revision	By	Date

**K**NIGHT  
**KAD**ARCHITECTURAL  
**D**ESIGN

K.A.D. Ltd.  
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W: www.k-a-d.co.uk

Client  
**HOLLOWAY ILIFFE & MICHELL**

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

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Drawing  
**FLOOR PLAN**

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