



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# FOR SALE/ TO LET

**6 The Potteries, Wickham Road, Fareham  
PO16 7ET  
Modern Detached Offices**

## KEY FEATURES

4,233 sq. ft. (393.29 sq. m.)

Excellent car parking

Good transport links

Air conditioned

EV charging point

Not suited to residential conversion



Call us on: **01329 220 111**

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**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

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## Modern Detached Offices

### Description

The subject building provides air conditioned, office accommodation over two floors. The offices have been partitioned but could be reconfigured to provide more open plan accommodation. The property has gas central heating, double glazing and Cat II lighting. The property also benefits from –

Male, Female and Disabled WC.  
Kitchen and Staff break out space  
Glazed private office and meeting rooms  
Office Wall Storage units  
EV charging point

Externally there is car parking for 27 cars.

### Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. ft.	sq. m.
Ground Floor	1,940	180.19
First Floor	2,293	213.10
<b>Total:</b>	<b>4,233</b>	<b>393.29</b>

### Price

£775,000 for the freehold interest.

### Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed at £13 per sq. ft. exclusive.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Offices and premises - £67,500

Current rates payable £34,560 per annum

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Service Charge

Currently c. £5,100 per annum exclusive.

### Energy Performance Certificate

Rating B37

### Legal Costs

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

### Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1<sup>st</sup> edition, February 2020) can be found on the RICS website.



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# FOR SALE/TO LET

## Modern Detached Offices

### Location

The Potteries is a small, attractive business park providing self-contained office buildings within easy reach of Fareham Town Centre and the M27 motorway. It is located on the west side of Wickham Road (A32).

### Viewing

Strictly by appointment through sole agents Hellier Langston.



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