

# FAREHAM

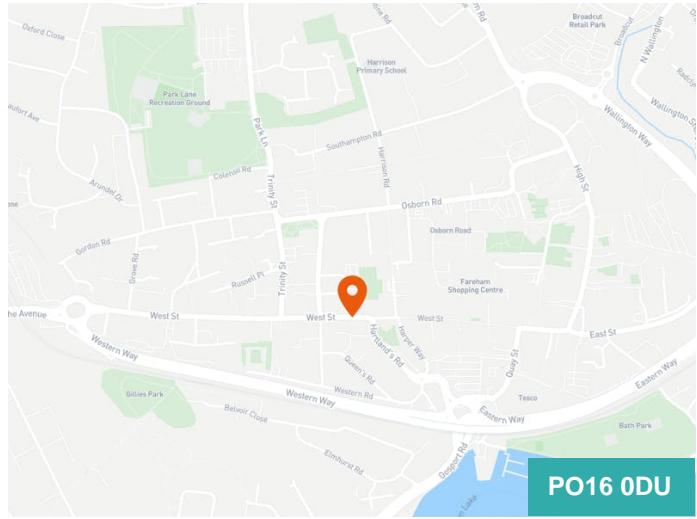
119B West Street, PO16 0DU



## OFFICE TO LET

**1,669 SQ FT**

- Town centre offices
- Easy access to M27
- Train & Bus station nearby
- 12 car parking spaces



## Summary

Available Size	1,669 sq ft
Rent	£25,000 per annum
Rates Payable	£894.04 per month Approx
Rateable Value	£21,500
EPC Rating	C (71)

## Description

The offices occupy the first floor of a two-storey building and are self-contained. Accessed directly from West Street with stairs leading to an open plan office with meeting room and separate office and store, together with a kitchen and staff seating area.

The offices benefit from:

- Comfort cooling with electric heating
- Suspended ceilings
- LED and surface mounted lighting
- Door entry phone
- Alarm
- Male and female WCs
- Kitchen and staff area

Externally, there are 12 car spaces accessed from Osborn Road South, where there is also a public car park.

## Location

The property is in the heart of Fareham Town Centre located close to Osborn Road South and fronting West Street.

The premises are approximately half a mile from Junction 11 of the M27 which provides direct motorway access into Portsmouth (8 miles) to the east and Southampton (1.5 miles) to the west. Fareham Train Station is approximately a 15 minute walk away.

## Viewings

Strictly by appointment through sole agents.



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