



First Floor Suite, North Wing, Link House
44a High Street, Fareham, Hampshire PO16 7BQ
TO LET | 159.42 sq.m (1,716 sq.ft)



Description

Link House is a detached office building set within 0.65 acre site including car park surrounded by trees.

The building comprises two storeys split into north and south wings with communal central core/entrance.

The suite is located on the first floor and comprises a largely open plan main office area with private office and server / store room. In addition is an adjacent smaller office / meeting room. Next to the office is the communal kitchen and WCs.

The suite benefits from 6 x allocated parking spaces. It is understood permits can be obtained for the Lysses car park nearby.

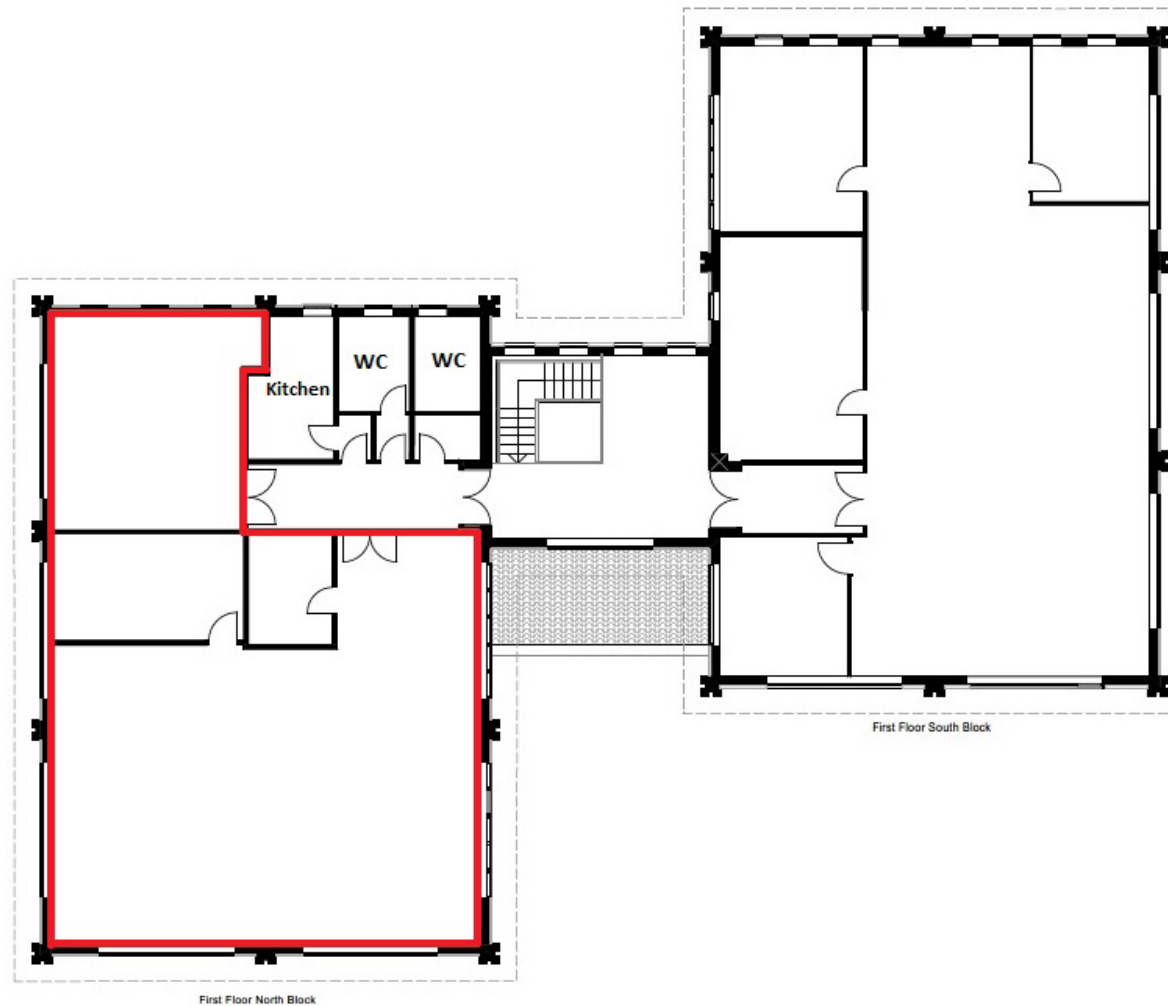
Summary

-  6 allocated spaces
-  LED lighting throughout
-  Air conditioning and central heating system
-  Carpeted flooring
-  Perimeter trunking
-  Constructed 1980s
-  Entry system to main doors
-  Shared kitchen and WC facilities



Floor Plans

First Floor Plan



Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to NIA as follows:

Floor	Sq. m	Sq. ft
Room 1	128.39	1,382
Room 2	31.03	334
TOTAL	159.42	1,716

Rent

£23,150 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available by way of a new effectively Full Repairing & Insuring lease outside The Landlord & Tenant Act 1954, Part II.

Rateable Value

The premises are assessed as Offices and Premises with a 2023 Rateable value of £29,500.

Service charge & Utilities

A service charge is levied to cover communal costs, which is subject to 5% annual increase. Current service charge £900 per quarter payable quarterly in advance.

Utilities billed separately on a monthly basis, amount subject to consumption.

Location

The property is conveniently located in the centre of Fareham on the High Street providing excellent nearby amenities including those within the nearby pedestrianised West Street and Fareham Shopping Centre. The property is highly accessible by public transport with nearby train and bus station. In addition access by road is extremely convenient given proximity to A27 as well as M27 Junctions 10 and 11.

EPC Rating

Commissioned. Awaiting publication.

VAT

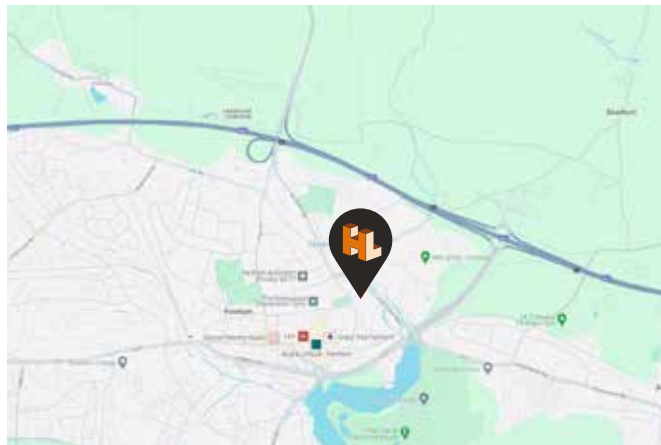
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

Viewing

Strictly by appointment with the sole agents Hellier Langston.

AML

In accordance with Anti-Money Laundering requirements, Hellier Langston will need to formally identify purchasers, tenants and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Schedule an appointment

www.hlp.co.uk

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Contact our team

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