



QUALIFIES FOR SBR RELIEF*

Unit 10A, The Tanneries, Fareham, PO14 4AR

Industrial Unit with Office Available

Summary

Tenure	To Let
Available Size	1,129 sq ft / 104.89 sq m
Rent	£12,000 per annum
Service Charge	£800 per annum
Rateable Value	£8,600
EPC Rating	B (45)

Key Points

- x3 Parking spaces
- Ground Floor Workshop
- Self Contained Site
- Loading door 2 m (h) x 1.6 m (w)
- 3-Phase Electric
- First Floor Office
- Gas Capability



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Description

A development of approximately twenty-five light industrial and office units on a self contained site.

The property is a two-storey industrial unit, brick and block construction under a corrugated metal roof. Internally the unit currently provides ground floor workshop space with loading door, first floor office space with w/c and wash hand basin, and a kitchen space. The unit also benefits from 3 parking spaces.

Location

Titchfield Industries are located on the south side of East Street close to its junction with Titchfield Hill and virtually opposite the junction of East Street and Mill Street. There is dual carriageway access to the M27 at Junction 9.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop	583	54.16	Available
1st - Office	546	50.73	Available
Total	1,129	104.89	

Specification

- Loading door - 1.6m (w) x 2m (h)
- 3-Phase Electric
- Concrete Floor
- Min eaves 3.16m
- Brick and block construction
- Corrugated metal roof
- x3 Allocated parking spaces
- M/F w/c & wash basins
- First floor office space
- Kitchenette

Terms

Available on a new full repairing and insuring lease for term to be agreed at £12,000 per annum.

Available Jan 25th.

Business Rates

Rateable value: £8,600. Source: voa.gov.uk

*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

You are advised to confirm the rates payable with the local council before making a commitment.

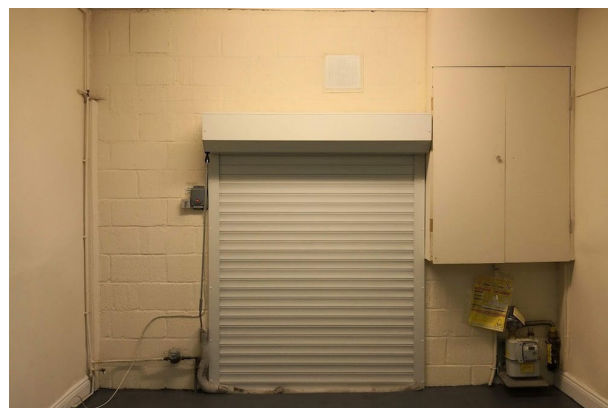
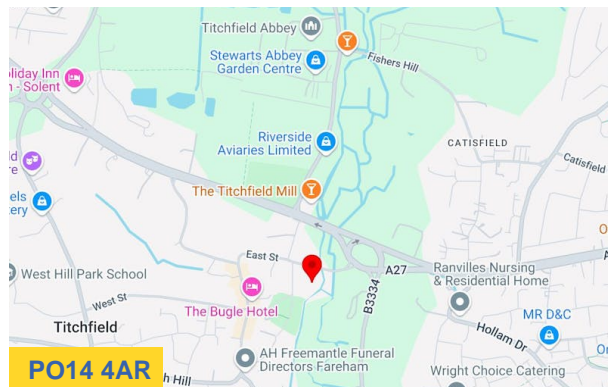
Other Costs

Service charge - £800 per annum + VAT, for the current term.

Building insurance - £632.78 per annum + VAT for the current term.

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

It is understood the property is elected for VAT.



Viewing & Further Information

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