



Unit 10, Manor Court

BARNES WALLIS ROAD, SEGENSWORTH, FAREHAM, PO15 5TH



Jasper Vincent
SOLICITORS

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Jasper Vincent
SOLICITORS

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TO LET

Self-Contained Modern Offices
Situated Close to J9, M27
1,643 sq ft (152.60 sq m)

sensys

Description

The accommodation comprises a self-contained modern office building arranged over ground and first floors. The office is presented a mostly open plan with a small kitchenette, and male and female WC's.

Specification

- Open plan design office space
- Suspended ceilings with CAT II lighting
- Under floor/perimeter trunking
- Kitchen/break out area
- WCs
- Gas central heating
- Excellent car parking provision
- EPC rating C59



Floor Area	Sq Ft	Sq M
Ground Floor	809	77.15
First Floor	834	77.45
Total	1,643	152.60





Location

Manor Court is at the entrance to a modern office development located on Barnes Wallis Road in Segensworth East. The premises have excellent access to Junction 9 on the M27 which provides access to Southampton, approximately 10 miles to the West and Portsmouth, approximately 12 miles to the East. The M27 links to the southern end of the M3 approximately 7 miles to the west.

Southampton International Airport and Southampton Parkway Railway Station are within 10 miles. Swanwick train station is within one mile providing both local and national rail services. The building is also well served by local bus services between Southampton and Fareham.

Outstanding retail facilities are provided at Whitely Shopping Village – a 320,000 sq ft retail development. It includes shops, restaurants, cafes and a new multi-screen cinema with 1,136 free car parking spaces. Local retail and banking amenities are also located within walking distance in Park Gate.

Terms

The property is available to let on a new FRI lease for a term to be agreed. Rent on application.

Business Rates

The current Rateable Value is £22,250. All enquiries to Fareham Borough Council.

Destinations	Miles
M27 Junction 9	0.5
Swanwick Railway Station	1.0
Whiteley Shopping Village	1.6
Southampton Airport & Airport Parkway Railway Station	9.5



Unit 10 Manor Court, Barnes Wallis Road, Segensworth, Fareham

SAT NAV: PO15 5TH

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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