

E2 Fareham Heights

Standard Way, Fareham PO16 8XT

TO LET

1,318.56 sq. ft (122.50 sq. m)

HELLIER LANGSTON

www.hlp.co.uk

01329 220111 fareham@hlp.co.uk

Modern Office with Excellent Parking

Description

Fareham Heights is a modern office development of two storey units. The accommodation benefits from the following amenities:

- 7 car spaces
- Gas fired central heating
- Suspended ceiling
- Recessed lighting
- Kitchenette
- WCs on each floor
- Compartment skirting trunking
- Part air-conditioning

Rent

Asking rent £20,000 pa.

ECP

Rating: B41

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Offices and Premises £20,000.

Source: www.tax.service.gov.uk/business-rates-find/search

Accommodation

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

Floor	Description	Sq. ft	Sf. m
Ground	Office	1,295.05	120.31
Ground	Kitchen	23.51	2.18
Total		**1,371.25**	**122.50**

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, 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 (1st edition, February 2020) can be found on the RICS website.

AML

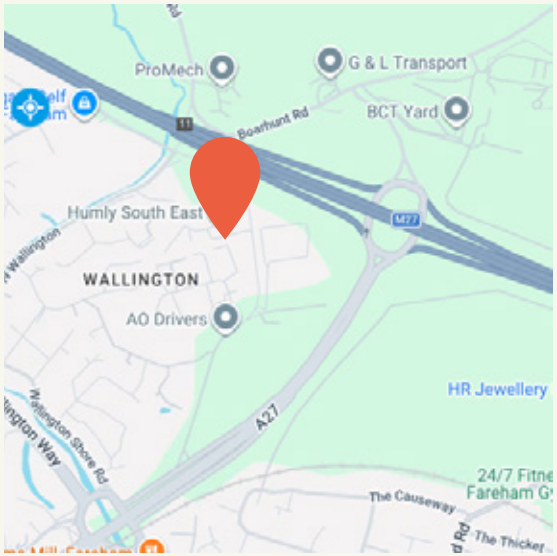
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Location

Fareham Heights is located off Standard Way, approximately 2 miles north of Fareham Town Centre and approximately ¾ mile west from Junction 11 of the M27 which provides access to both Portsmouth and Southampton.

The development is also within 2 miles of Fareham Railway Station which provides regular services to London Waterloo.





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Direct your viewing request and enquiries to:-



Tierney Brain
07562 980266
tierney@hlp.co.uk



Andy Hellier
07930 661782
ah@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston.