



5 Gloster Court, Whittle Avenue, Fareham P015 5SH

TO LET

**Two Storey Office With Excellent
Parking**

**1,590 Sq Ft
(148 Sq M)**

5 Gloster Court, Whittle Avenue, Fareham PO15 5SH

DESCRIPTION

The property comprises a two storey semi-detached office building which is part of the Gloster Court development. Unit 5 has a modern open plan layout with good internal dimensions. The building is accessed via its own ground floor entrance lobby. The ground floor and first floor offices are self contained sharing the communal lobby area. There are male/female and disabled WC's on the ground floor and a kitchenette on both floors.

- ✓ **10 Allocated Parking Spaces (6 First & 4 Ground)**
- ✓ **Suspended Ceilings & LED Lighting**
- ✓ **Located Close to J9 M27**
- ✓ **Well Established Business Location**
- ✓ **Building Can Be Split To Provide Individual Floors**
- ✓ **Underfloor & Perimeter Trunking**

LOCATION

The property occupies an excellent business location within Segensworth being equidistant from both Portsmouth and Southampton. Gloster Court is located in Whittle Avenue, just to the South of Junction 9 M27; the main arterial road along the central South Coast. It can also be accessed from the A27 Southampton Road, one of the main local routes linking Fareham to Southampton.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	753	70
First Floor	836	78
Total	1,590	148

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

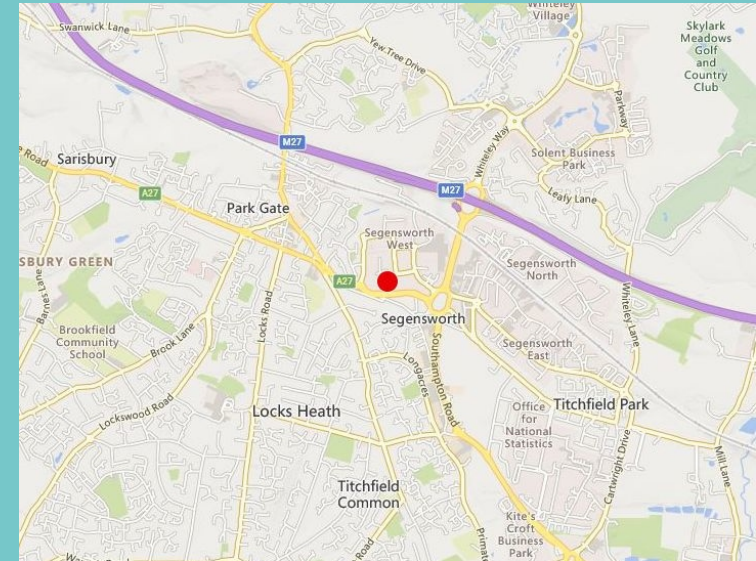
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC

The Energy Performance Asset Rating is D (80).



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 12-May-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk