



## Suite 1E Bramble House

Furzehall Farm, 113 Wickham Road, Fareham,  
Hampshire PO16 7JH

**TO LET**

134.06 sq.m. (1,442 sq.ft.)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

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# Modern Building Office

## Summary

- Air conditioning (serviced by Landlord)
- 5 allocated parking spaces
- Close to M27 Junction 10
- Modern building
- No VAT payable on rents

## Description

This modern building comprises a three storey office with communal entrance and facilitates. The 2nd floor office suite is a mix of open plan work area plus various smaller consultation / private office rooms around the perimeter. Externally are 5 allocated parking spaces.

## Rent

£22,350 per annum exclusive of rates, VAT & all other outgoings.

## Tenure

Available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## Rateable Value

Office and premises £16,250. Rateable value from April 2026 £18,750.

Source: [www.tax.service.gov.uk/business-rates-find/search](http://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 NIA as follows:

Accommodation	sq.m	sq.ft
Second Floor Suite	133.97	1,442

## VAT

All prices are exclusive of VAT.

## 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.

## EPC

Rating D86

## Planning

We understand the current permitted use to be B1a Office. All parties are advised to make their own enquiries of the local authority for confirmation.



## Location

Furzehall Farm is located immediately adjacent to J10 M27 and also in close proximity to J11 M27.

Fareham Train Station is approximately 1 mile to the south.



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## Contact us

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Strictly by appointment with sole agents Hellier Langston.