



F2 & F3 Fareham Heights

Standard Way, Fareham PO16 8XT

TO LET

F2 112.5 sq. m. (1,211 sq. ft.)

F3 112.64 sq. m. (1,213 sq. ft.)



**HELLIER
LANGSTON**

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Office Units

Description

Fareham Heights comprises a number of individual office units, some of which have been sub-divided, but all constructed with main walls in brick/block cavity work beneath pitched slate clad roofs. There is excellent on-site parking, together with landscaped areas etc.

Unit F2 & F3 have open plan accommodation arranged on two floors with a kitchenette on one floor and WC on both. There is an accessway between F2 & F3 that can be opened or stopped up.

Summary

- Carpeted throughout
- Suspended ceilings
- Gas fired central heating
- 16 parking spaces between the two properties
- Popular business park location
- Close to J11 M27

Rent

Rent on application.

Tenure

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

Rateable Value

F2 Offices and premises £18,500

F3 Offices and premises £18,500

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

EPC

Rating - C75

Accommodation

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

F2	sq. m.	sq. ft.
Ground Floor	54.05	582
First Floor	58.45	629
Total	112.5	1,211
F3		
Ground Floor	54.06	582
First Floor	58.58	631
Total	112.64	1,213
F2 & F3 Total	225.14	2,424

VAT

The property is VAT elected.

Legal Costs

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

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 $\frac{3}{4}$ mile west of Junction 11 of the M27 which provides access to both Portsmouth and Southampton.

The development is also approximately 2 miles from Fareham's mainline Railway Station.

Existing occupiers on the estate include several professional and financial companies.



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