

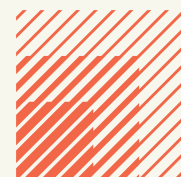


First Floor Suite, North Wing, Link House

44a High Street, Fareham, Hampshire PO16 7BQ

TO LET

159.42 sq.m. (1,716 sq. ft.)



**HELLIER
LANGSTON**

www.hlp.co.uk

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First Floor Office Suite

Description

Link House is a 1980s detached office building set within 0.65 acre site including car park surrounded by trees.

The building comprises two storeys split into north and south wings with communal central core/entrance. There is an entry system to the main doors.

The suite is located on the first floor and comprises a largely open plan main office area with private office and server / storeroom. In addition is an adjacent smaller office / meeting room. Next to the office is the communal kitchen and WCs. There is LED lighting throughout with carpeted flooring and perimeter trunking and an air conditioning and central heating system.

The suite benefits from 6 x allocated parking spaces. It is understood permits can be obtained for the Lysses car park nearby.

Rent

£23,150 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available by way of a new effectively Full Repairing & Insuring lease outside The Landlord & Tenant Act 1954, Part II.

Rateable Value

Offices and Premises £29,500.

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

EPC

To follow.

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.
Room 1	128.39	1,382
Room 2	31.03	334
Total GIA	159.42	1,716

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

Service Charge

A service charge is levied to cover communal costs, which is subject to 5% annual increase. Current service charge £900 per quarter payable quarterly in advance.

Utilities billed separately on a monthly basis, amount subject to consumption.

Planning

It is understood the permitted use for the building is offices. All parties are advised to make their own enquiries of the Local Authority for confirmation.

Code of Leasing Business Premises

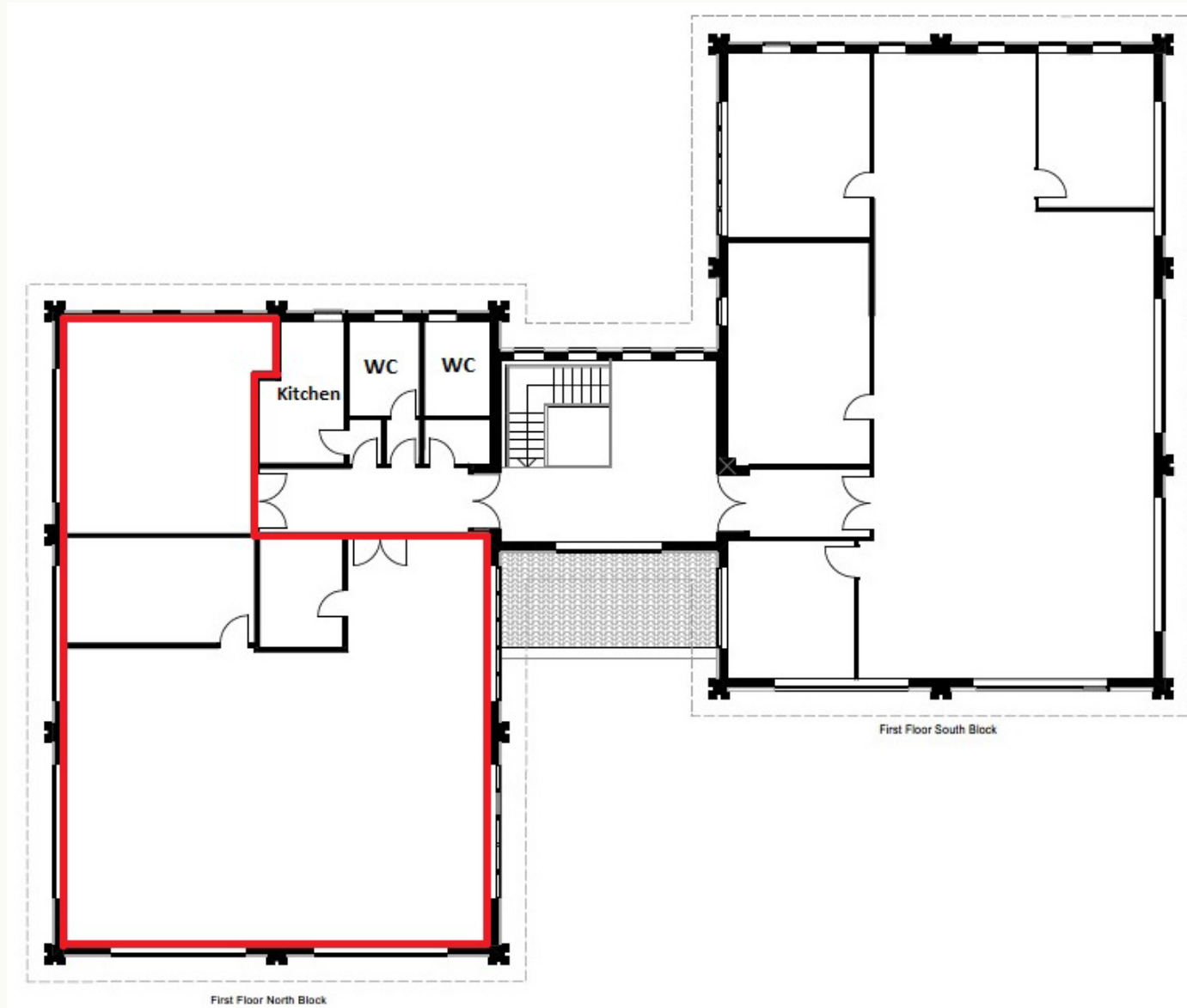
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

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.



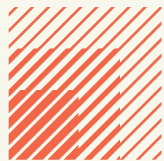
First Floor Plan



Location

Location

The property is conveniently located in the centre of Fareham on the High Street providing excellent nearby amenities including those within the nearby pedestrianised West Street and Fareham Shopping Centre. The property is highly accessible by public transport with nearby train and bus station. In addition access by road is extremely convenient given proximity to A27 as well as M27 Junctions 10 and 11.



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Contact us

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Strictly by appointment with sole agents Hellier Langston.