

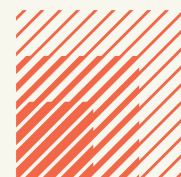


5 Old Priory Works

St Margaret's Lane, Titchfield, Fareham,
Hampshire PO14 4BQ

TO LET

99.02 sq.m. (1,066 sq.ft.)



**HELLIER
LANGSTON**

www.hlp.co.uk

01329 220111 fareham@hlp.co.uk

First Floor Office

Description

The unit is on the first floor above an industrial unit and has a separate entrance to the front of the property.

The property benefits from carpeting throughout, windows, a kitchenette and a WC.

Rent

£7,500 per annum inclusive of utilities, exclusive of VAT and buildings insurance.

Tenure

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

Rateable Value

The premises are assessed as Workshop and premises with a 2026 Rateable Value of £9,000 which could be eligible for 100% Small Business Rates Relief.

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

EPC

C-68. The EPC rating has been assessed with the ground floor (Unit 1).

Planning

All parties are advised to make their own enquiries of the Local Authority for confirmation.

Accommodation

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

Accommodation	sq. m.	sq. ft.
First Floor	99.02	1,066

VAT

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

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.

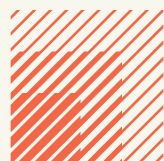
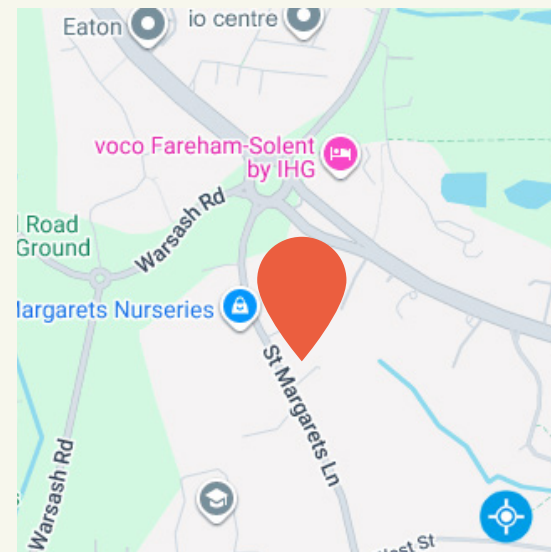
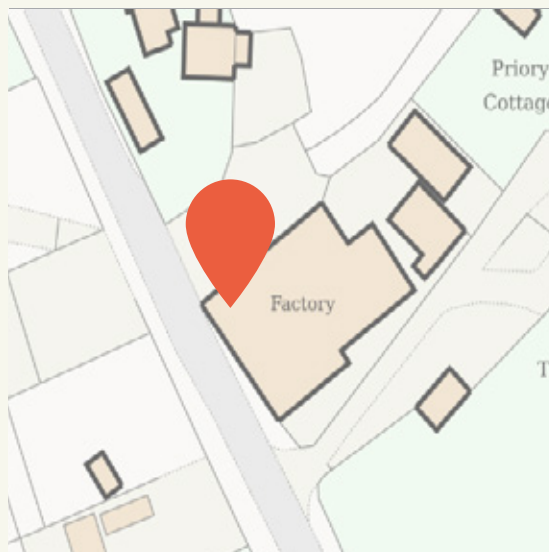


Location

The site is located in Titchfield in a mixed-use area of St Margaret's Lane, which is predominantly industrial and residential.

The property has excellent road communications given close proximity to the M27 via Junction 9, which is located approximately 1.5 miles to the north.

The M3 is located approximately 11.5 miles to the west accessible via M27 Junction 4. The A3(M) is approximately 11.75 miles to the east via the A27.



HELLIER LANGSTON

www.hlp.co.uk

01329 220 111 fareham@hlp.co.uk

Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.



Contact us

Direct your viewing request and enquiries to:-



Tierney Brain
07562 980266
tierney@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston.