



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

21-23 East Street, Fareham PO16 0BZ
Two 2nd Floor Office Suites



KEY FEATURES

Suite 1 – 640 sq. ft. (59.46 sq. m.)

Suite 2 – 619 sq. ft. (57.5 sq. m.)

Allocated Parking

2nd Floor Office Suites

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston
Ground Floor, E1 Fareham Heights,
Standard Way, Fareham PO16 8XT

To Let

Two 2nd Floor Office Suites

Description

The suites are on the second floor offices of a semi-detached 3 storey office building in Fareham town centre.

The space is mainly open plan, with one partitioned meeting room/office. It benefits from gas central heating, Cat 2 lighting, double glazing and allocated car parking spaces.

There are communal WCs and a kitchen shared with the other second floor occupier.

Accommodation

The property has been measured and has the following approximate net internal areas:

	sq. ft.	sq. m.
Suite 1	640	59.46
Suite 2	619	57.5

Terms

Available on a new lease for a term to be agreed.

A service charge will also be levied for the upkeep of the estate, utilities, insurance and business rates – further information on request.

Rent

£10 per sq. ft.

VAT

All prices quoted are exclusive of VAT.

Energy Performance Certificate

C-66

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales 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.



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Location

The property is located in Fareham town centre, in close proximity to the High Street and local car parks. Fareham benefits from excellent transport links, with the property being within one mile of Junction 11 of the M27, with bus and train stations also nearby.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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Andy Hellier
d: 01329 225744
m: **07930 661782**
e: andy@hlp.co.uk

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Standard Way
Fareham
PO16 8XT
01329 220 111



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