



HELLIER
LANGSTON
Commercial Property Consultants

FOR SALE / MAY LET

**Ground Floor, 9 The Gardens, Broadcut,
Fareham, Hampshire PO16 8SS
Modern Ground Floor Offices**



KEY FEATURES

2,101 sq. ft. (195.2m²)

8 parking spaces

Air conditioning

Open offices with glazed partitioning

Close to Junction 11 of M27

Call us on: **01329 220 111**

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

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

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Modern Ground Floor Offices

Description

The offices are fitted out to a high standard. Features include:

- Suspended ceiling with inset lighting
- Perimeter trunking and cabling
- Comfort cooling
- Carpeting throughout
- Glazed Partitions

There are 8 allocated parking spaces externally with additional spaces available nearby within Broadcut public car park (3 hour restriction).

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal area:

	sq. ft.	sq. m.
TOTAL:	2,101	195.2

Terms

Offers in the region of £390,000.

Consideration will be given to negotiating a new lease for a term to be agreed at a

rent of £32,500 per annum exclusive of rates, VAT and all other outgoings.

Service Charge

A service charge is levied to cover communal costs on the estate. The current service charge equates to £2,171.10 + VAT per annum.

VAT

We understand that the property is elected for VAT and all rents and other charges are quoted exclusive of VAT.

Rateable Value

Offices and Premises - £26,250

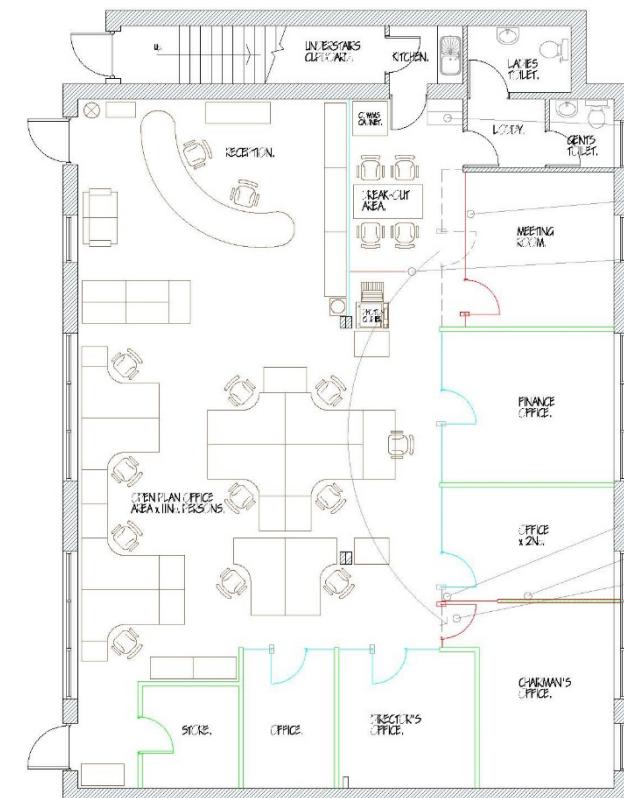
Source: www.gov.uk/correct-your-business-rates

Energy Performance Certificate

D-94

Legal Costs

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



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Location

The Gardens is a popular and well maintained office campus made up of 14 offices spread across 5 different buildings. The property, which is located adjacent to Sainsbury's Supermarket, is very accessible by car especially given its position between J10 and J11 M27.

Fareham town centre is approximately ½ a mile to the south east providing easy access to Fareham railway station.

Viewing

Strictly by appointment through sole agents **Hellier Langston**.



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