



HELLIER  
LANGSTON  
Commercial Property Consultants

# TO LET

## B2 The Barn, Beechleigh, Southwick Road, Wickham, Fareham, PO17 6HX Semi-rural Barn Style Office with Parking



## KEY FEATURES

Total NIA 660 sq. ft. (61.31 sq. m.)

Vaulted ceilings with exposed beams and roof lights

Main office and separate meeting room

8 car parking spaces

Outside seating area

New lease

100% Small Business Rates Relief (subject to eligibility)

Fixed monthly cost for electricity, water and waste water

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**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

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## Semi-rural Barn Style Office

### Description

Beechleigh was originally an agricultural outbuilding which was converted to commercial use in 2003. The property has part brick part timber clad elevations under a clay tiled roof.

The Barn, which is self-contained, benefits from an allocated parking area where parking in tandem in available plus use of 2 shared spaces located nearest the entrance of the site.

### Accommodation

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

	sq. ft.	sq. m
Office	608	56.48
Kitchen	52	4.83
<b>TOTAL</b>	<b>660</b>	<b>61.31</b>

### Terms

The property is available on a new full repairing and insuring lease on terms to be agreed, preferably for a minimum term of 5 years with a 3 year break clause.

### Rent

£13,500 per annum.

Note: There is a service charge of £2,700 per annum (£225 pcm) which is for electricity, water and waste water. There is also a shared oil heating system. The subject property's liability for oil is 40% of re-filling costs which on average equates to approximately £1,200 per annum.

Note: It is understood VAT is not payable on rents.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value 2023

Offices and premises - £7,900

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

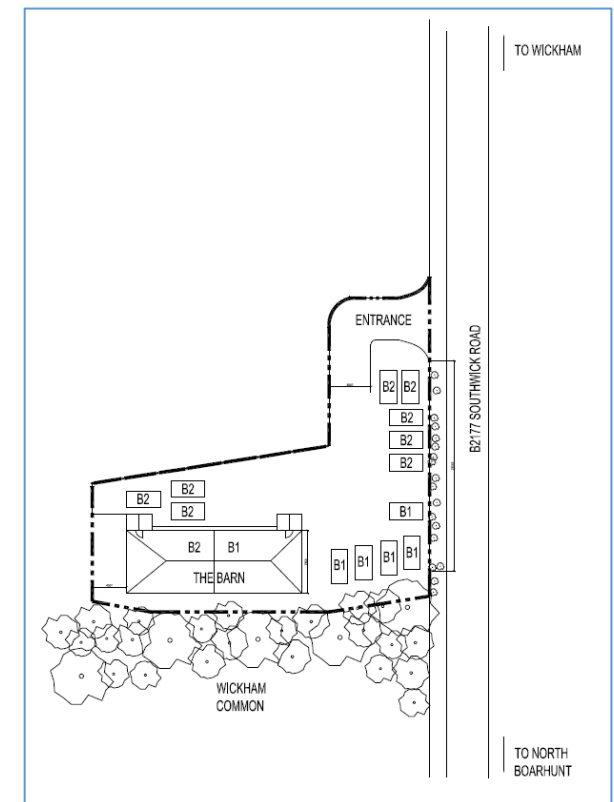
Rating – E-103

### 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 (1<sup>st</sup> edition, February 2020) can be found on the RICS website.





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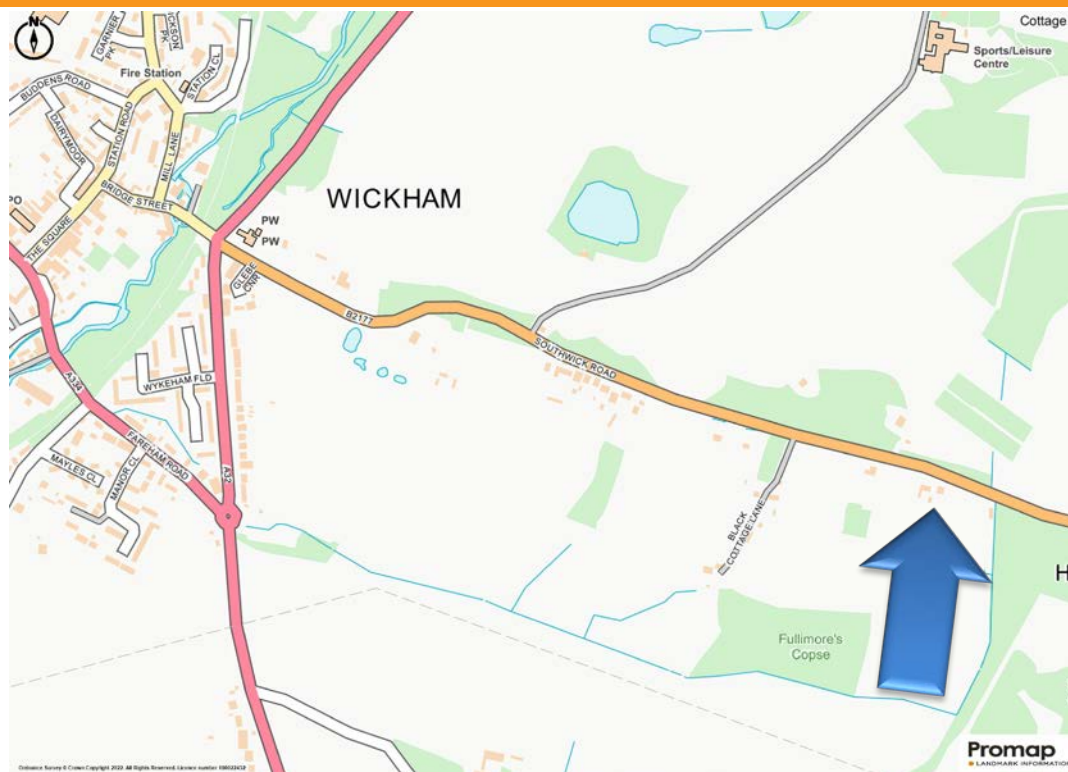
## Semi-rural Barn Style Office

### Location

The office is located in Wickham, an historic village situated north of Fareham. Junction 10 of the M27 is approximately 1.5 miles to the south.

### Viewing

Strictly by appointment through sole agents Hellier Langston.



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**Patrick Mattison**  
t: 01329 220111  
m: 07926 581464  
e: patrick@hlp.co.uk

**Hellier Langston**  
E1 Fareham Heights  
Standard Way  
Fareham  
PO16 8XT  
**01329 220 111**



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