



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**First Floor, D2 Fareham Heights, Standard Way, Fareham PO16 8XT
Refurbished Open Plan Offices**



KEY FEATURES

Close to J11, M27

1,658 sq. ft. (154.01 sq. m.)

Open plan accommodation

Fully air conditioned

Excellent car parking

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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Description

Fareham Heights is a modern office development of two storey units.

Unit D2 comprises a modern two storey semi-detached office building of brick outer skin construction beneath a pitched tile clad roof.

The property has recently undergone a comprehensive refurbishment and benefits from the following specification:

- 8 allocated car parking spaces
- Perimeter trunking
- Air conditioning
- Double glazed windows
- Suspended ceiling with LED lighting
- Fitted carpet flooring
- WCs
- Kitchen facilities

Accommodation

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

	sq. ft.	m ²
First Floor	1,658	154.01

Terms

The premises are available on a new full repairing and insuring lease at a rent of £25,000 per annum exclusive of rates, service charge and VAT.

Rateable Value

Offices and premises

Current RV - £20,000
April 2023 RV - £23,000

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

Service Charge

A service charge is levied for the upkeep of the common parts of the property and the maintenance of the Fareham Heights estate. Further information is available on request.

Energy Performance Certificate

To follow.

Legal Costs

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

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Location

Fareham Heights is located off Standard Way, approximately 2 miles north of Fareham Town Centre and approximately $\frac{3}{4}$ mile west of Junction 11 of the M27 which provides access to both Portsmouth and Southampton.

The development is also approximately 2 miles from Fareham's mainline Railway Station.

Existing occupiers on the estate include several professional and financial companies.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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