



## Unit 5C, The Tanneries, East Street, Titchfield, Fareham, PO14 4AR

First and Second Floor Offices

### Summary

Tenure	To Let
Available Size	1,011 sq ft / 93.92 sq m
Rent	£12,000 per annum
Service Charge	£800 per annum Building Insurance - £750 pa
EPC Rating	C (57)

### Key Points

- 1st and 2nd Floor Offices
- Kitchenette and Toilet Facilities
- 4 Parking Spaces
- UPVC Double Glazing
- Available Nov 25'

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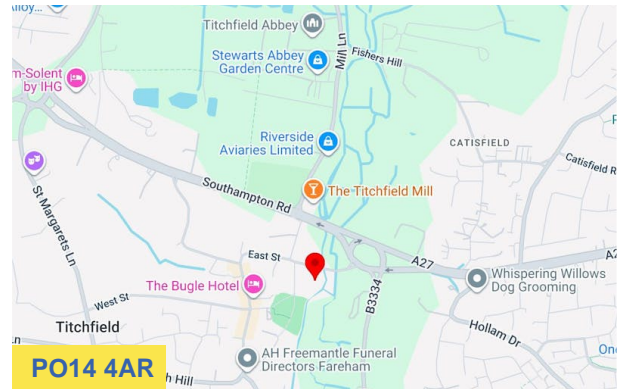
## Description

A development of approximately twenty-five light industrial and office units on a self contained site.

The property is a first and second floor office suite, with kitchenette and WC. The property comes with 4 parking spaces.

## Location

Titchfield Industries are located on the south side of East Street close to its junction with Titchfield Hill and virtually opposite the junction of East Street and Mill Street. There is dual carriageway access to the M27 at Junction 9.



## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
1st - 1st Floor	392	36.42
2nd - 2nd Floor	619	57.51
<b>Total</b>	<b>1,011</b>	<b>93.93</b>

## Specification

The offices are based on the 1st and 2nd floor providing office space, with a meeting room, kitchenette and toilet facilities.



The suites benefit from having UPVC double glazing, strip lighting, electric heating and 4 parking spaces.

## Terms

Rent is £12,000 per annum. Available on a new full repairing and insuring lease for term to be agreed.

Available on a new lease for a minimum term of three years.

## Business Rates

Business rates are to be reassessed.

## Other Costs

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

Service charge (£800 pa) and building insurance (£750) will apply.

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT is applicable.



## Viewing & Further Information

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