

MAY QUALIFY FOR SBRR*



22B Picton House, Hussar Court, Westside View, Waterlooville, PO7 7SQ

Modern 1st Floor Office

Summary

Tenure	To Let
Available Size	1,026 sq ft / 95.32 sq m
Rent	£15,000 per annum
Rateable Value	£11,750
EPC Rating	E (123)

Key Points

- High Speed Broadband
- Allocated Parking
- Male & Female W.C.'s
- Modern Environment
- 24hr Access
- Landscaped Grounds
- Kitchen

Regulated by



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Description

The subject unit is a first floor modern office which is predominantly open plan with some smaller offices / meeting rooms around the perimeter.

The unit benefits from having separate male and female w.c.'s along with a small kitchen area.

Location

The property is situated on a well managed Business Park within a mile from Waterlooville town centre. Transport links are good with the M27 and A3(M) access being a short distance away, Southampton Airport is approximately 30 mins away and rail service to London within 15 minutes.

Picton House is situated mid terrace within Hussar Court and is accessed just off Westside View.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Office	978	90.86	Available
1st - Kitchen	49	4.55	Available
Total	1,027	95.41	

Specification

- * Suspended Ceiling
- * Cat II Lighting
- * Fully Carpeted throughout
- * 3 Separate Offices / Meeting Rooms
- * Raised Floor
- * Heating System
- * 4 Parking Spaces
- * High Speed Broadband
- * Secure Environment

Terms

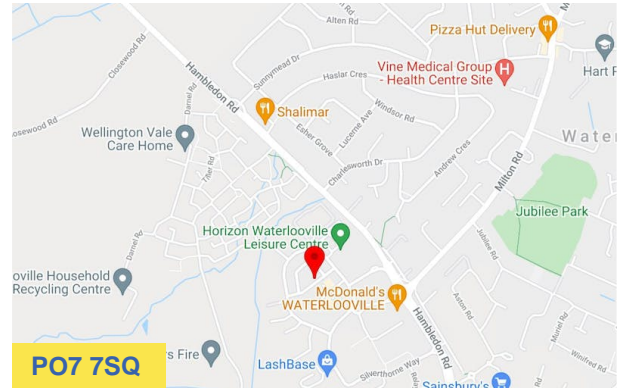
Available on a FRI new lease for a term to be agreed at a rent of £15,000 per annum, alternatively the sale of the long leasehold interest may be considered. Further details upon request.

Business Rates

Rateable Value £11,250

The current assessment falls below the small business rate relief threshold, therefore small business rate relief may apply. You are advised to make your own enquiries in this regard to the Local Authority before making any commitment.

Other Costs



Viewing & Further Information

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

An annual Estate Service Charge of approx £1,639.96 pa plus VAT will be payable for external maintenance and upkeep of the communal areas of the site.

A proportion of the buildings insurance will be payable which is approx £384.91 plus VAT.

The occupier will also pay ground rent of £200 per annum

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