



Ground Floor, Orchard House, Furzehall Farm, 110 Wickham Road, Fareham, PO16 7JH
MODERN GROUND FLOOR OFFICE SUITE

Summary

Tenure	To Let
Available Size	1,318 sq ft / 122.45 sq m
Rateable Value	£27,500
EPC Rating	B (50)

Key Points

- Modern Building & Interior
- Allocated Parking
- To Undergo Refurbishment
- Located Close to Junction 10 of M27
- Open Plan Layout

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Description

The subject suite is on the ground floor of a modern building situated at the entrance of the site within the landscaped grounds. The building has allocated parking for 7 cars and 1 disabled space.

Internally, the suite is predominantly an open plan configuration allowing occupiers to fit out accordingly. The office has dedicated separate communal male and female WCs. The suite is due to undergo a refurbishment, for further details please enquire.

Location

Furzehall Farm is a popular quality office development situated on the existing farm site and utilising some of the character buildings.

The site is situated on Wickham Road (A32) to the north of Fareham Town Centre. The location provides excellent road access to the M27 motorway at junction 10.

Fareham Town Centre's amenities include a mainline train and a bus station which is approximately a mile to the south of the subject to the site, Portsmouth is approximately 8 miles to the east via the M27, with Southampton located approximately 15 miles to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office Suite	1,318	122.45	Available
Total	1,318	122.45	

Specification

- * Suspended Ceilings
- * LG4 Lighting
- * Air Conditioning
- * Raised Floor for Network Cabling
- * Double Glazed Windows
- * Kitchenette
- * Communal Toilets

Terms

Available on a new full repairing lease for a term to be agreed at a rent of £21,500 pa exclusive of rates, service charge and building insurance.

Business Rates

Rateable Value £27,500 (Source: voa.gov.uk)

You are advised to make your own enquiries to the local authority before making a commitment to lease.

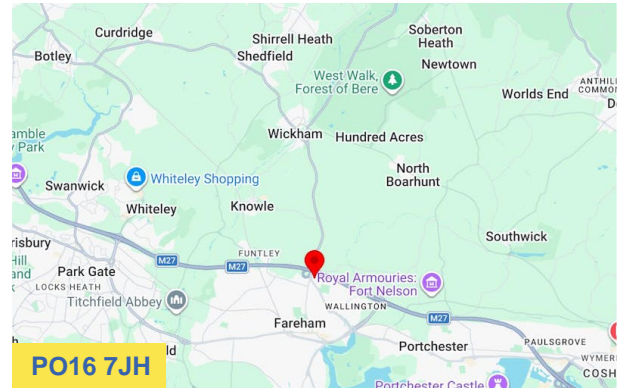
Other Costs

Service Charge will be payable to cover costs such as maintenance & repair of common parts & landscaping.

Buildings Insurance will also payable.

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs and rents are exclusive of VAT.



Viewing & Further Information

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