



First Floor, 2 London Road, Horndean, PO8 0BZ
Self Contained Office Premises

Summary

Tenure	To Let
Available Size	574 sq ft / 53.33 sq m
Rent	£12,000 per annum
Rates Payable	£3,692.60 per annum
Rateable Value	£7,400
EPC Rating	Upon enquiry

Key Points

- 2 Parking spaces
- Self Contained
- Tea Point
- Flexible Lease length

Description

The subject office provides a first floor suite with four separate office suites, plus a small kitchenette and WC with wash hand basin. Access is off Blendworth Lane. To the rear there is parking for two cars.

Location

These premises are situated at the village centre on London Road, leading to Waterloooville or close by the junction of the A3(M), leading to Portsmouth to the south or Petersfield to the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	574	53.33	Available
Total	574	53.33	

Specification

- *Four Separate Offices
- *Strip Lights
- *UPVC Double Glazing
- *Carpeted Throughout
- *Electric Heating
- *Parking x 2

Terms

Available on a new full repairing insuring lease for a term to be agreed at a rent of £12,000 per annum plus VAT

Business Rates

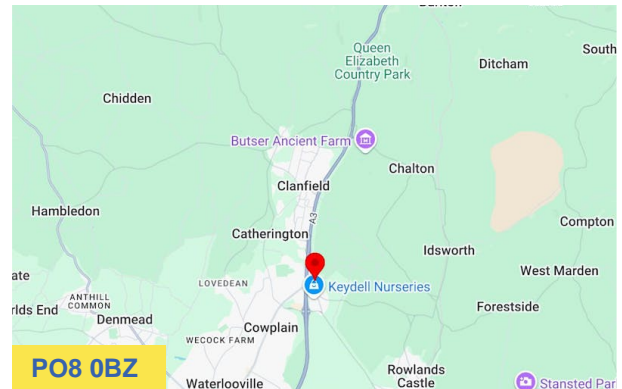
Rateable Value £7,400

We believe the office would benefit from small business rates relief, however we advise you to check this with the local authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - VAT is applicable



Viewing & Further Information

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