


# FIRST FLOOR, CROFTON HOUSE, FAREHAM, PO16 8XT

## OFFICE TO LET

**2,473 SQ FT** (229.75 SQ M)

Vail Williams

# Summary

## Modern First Floor Office Suite with Parking

| | |
|---|---|
| **Available Size** | 2,473 sq ft |
| **Rent** | £39,500 per annum |
| **Rates Payable** | £15,876 per annum |
| **Rateable Value** | £36,750 |
| **Estate Charge** | £3,242.56 per annum<br>The Estate Charge is paid quarterly |
| **EPC Rating** | C |

- Quick access to J11/M27
- Within 2 miles of Fareham Railway Station
- Landscaped Office Development Site
- Close to town centre and leisure amenities
- 14 car parking spaces (1:177 sq ft)
- Mixture of open plan and glass paritioning

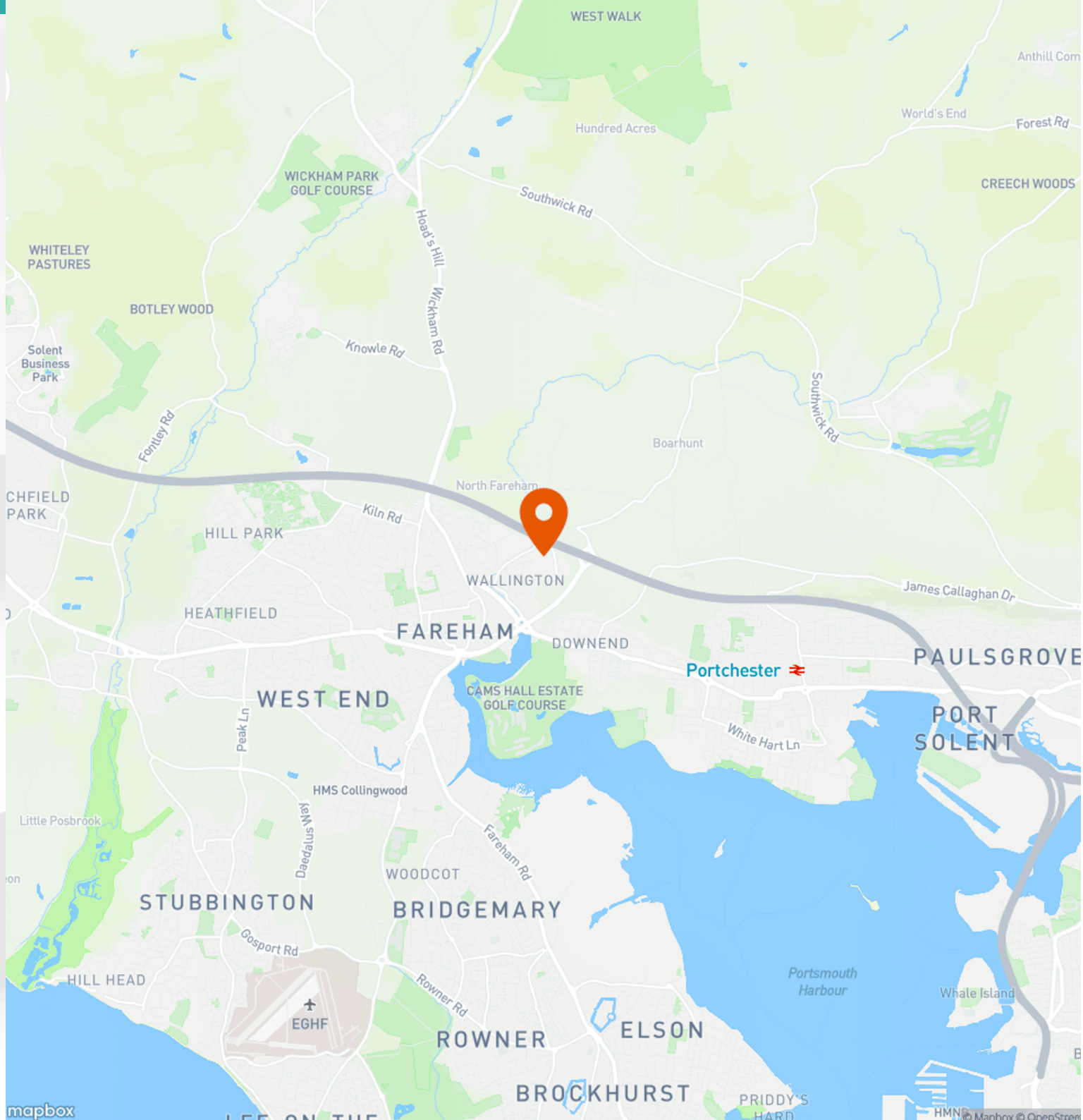


# Location

First Floor, Crofton House, Fareham Heights, Fareham, PO16 8XT

Fareham Heights is located off Standard Way, approximately 2 miles north of Fareham town centre and approximately ¾ mile west of Junction 11 of the M27, providing excellent access to both Portsmouth and Southampton. Fareham town centre offers a wide range of retail and leisure amenities, including an indoor shopping centre, multi-storey parking and a leisure centre with a 25-metre swimming pool, squash and indoor padel centre (approx 30 min walk away). Sainsburys and Costa Coffee are approx 15 min walk away.

The development is also within approximately 2 miles of Fareham Railway Station, which provides regular services to London Waterloo and other key destinations.





# Further Details

## Description

Fareham Heights benefits from an established community of professional occupiers, creating a strong and attractive business environment for companies seeking a well-connected commercial location.

Crofton House is a modern two storey end of terrace office building. The first floor accommodation is accessed via a communal ground floor entrance lobby with stairs to the first floor. Internally, the suite has glass partitioned offices, open plan area, kitchen and storeroom to suit modern office occupancy.

## Specification

The accommodation benefits from the following amenities:

- Suspended Ceiling with LED Lighting
- Board room and meeting rooms
- Opening Windows
- Gas fire central heating
- Kitchen
- 2 WCs and cleaning cupboard

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed, at a rent of £39,500 per annum. There is an estate charge which is £3,242.56 per annum which is payable quarterly.

## Accommodation

The accommodation comprises the following areas. All floor areas are approximate and measured to IPMS3 in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).

| Name | sq ft | sq m |
|---|---|---|
| 1st - Office | 2,473 | 229.75 |
| **Total** | **2,473** | **229.75** |

## Legal Costs

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

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification may be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.













# Enquiries & Viewings




**Alice Masterman**
amasterman@vailwilliams.com
07393 235709





**Russell Mogridge**
rmogridge@vailwilliams.com
07815 737175
02392203200


Vail Williams

View on our website


Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in ccordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 06/11/2026