



Unit D, South Square, Knowle Village, Fareham, PO17 5FL

Central Village Lock Up Unit

Summary

Tenure	To Let
Available Size	2,493 sq ft / 231.61 sq m
Rent	£20,000 per annum
Rateable Value	£13,000
EPC Rating	C (61)

Key Points

- Central Position
- Vast Residential Area
- Multiple Uses Considered (STP)
- Busy Village location
- Mostly Open Plan
- Modern Building

Regulated by



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Description

The property is based in the heart of Knowle Village, Fareham; a vastly residential area of ~750 modern homes and commercial units, blending period Victorian architecture with new builds. Knowle Village, whilst existing, is part of the new wider development Welborne Garden Village currently under construction.

The property is a raised ground floor, mostly open plan unit. The property benefits from vast exterior glass windows making the property bright and has dual entrance. Additionally, the property has M/F/D WC, and rear store room with separate access. It has been recently renovated and taken back to a core condition.

The property may lend itself to multiple uses (STP).

Location

Knowle Village is located approximately one and a half miles from Fareham with junction 10 being the closest point of access to the M27.

Junction 9 (Segensworth) is also close by. There is access to the B2177 and A32 at Wickham.

What3Words: ///scary.sniff.legs

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,493	231.61	Available
Total	2,493	231.61	

Terms

Available on an effective full repairing insuring lease for a term to be agreed at a rent of £20,000 per annum.

Business Rates

Rateable value £13,000. Source VOA

You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

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

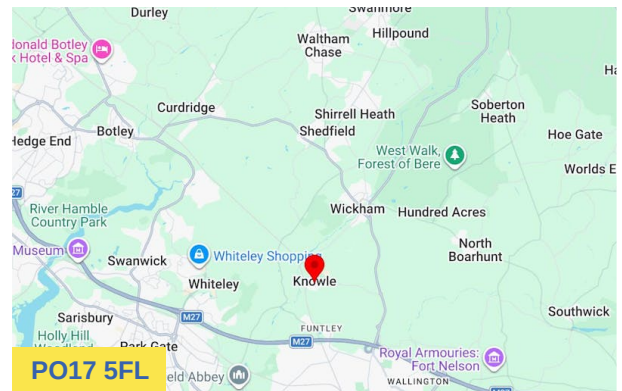
There is a service charge of £2,280 for the current term.

There is an Estate Charge of £1,865.21 for the current term.

Building insurance for the current term is £731.40.

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

VAT is not applicable.



Viewing & Further Information

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