FIRST FLOOR SELF CONTAINED OFFICES
638 Sq Ft (59.27 Sq M)

206A West Street
Fareham
Hampshire

SATNAV PO16 0HF

Town Centre Location
Close Proximity to Train Station
Independent Access

Portsmouth 023 9237 7800
Southampton 023 8011 9977
hi-m.co.uk
The property is situated towards the eastern end of West Street within the Town Centre, within close proximity to the mainline train station and Aldi Supermarket.

The property offers convenient access to junction 11 of the M27 motorway, 1.8 miles (288 km) with access to Portsmouth and Southampton.

The building is set back from West Street. Independent access leads to the first floor premises currently configured to provide 4 cellular office suites plus kitchen and toilet with wash hand basin.

First Floor Offices
Hall Way / Landing
Office 14.9 sq.m / 160 sq.ft
Office 18.1 sq.m / 194 sq.ft
Office 10.2 sq.m / 110 sq.ft
Office 9.2 sq.m / 100 sq.ft + 4.1 sq.m / 45 sq.ft
Kitchen 2.8 sq.m / 30 sq.ft

Total Net Internal Floor Area 59.3 sq.m / 638 sq.ft

Please note the above measurements are measured in NIA and not in line with the international property measurement standards (IPMS3).

£6,000 per annum

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value: £6,000.

The above calculations are based on the following limitations:
- Small business rate relief applies only to occupied properties.
- A percentage reduction in your rates bill only applies if you only occupy one property.

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

A service charge on an as arise basis is payable to cover costs such as maintenance and repair of common parts landscaping management fees.

Additionally building insurance is also payable.

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

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

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

Viewing
Strictly by appointment with sole agents
Simon Hake
T 023 9237 7800
T 023 8011 9977
E simon@hi-m.co.uk

As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.leasingbusinesspremises.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806). In accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.

Date Prepared: 04 Jan 2019