

TO LET

OFFICE PREMISES

2,020 sq ft (187.66 sq m)

**Lambert
Smith
Hampton**

10 Little Park Farm Road, Segensworth West, Fareham PO15 5TD



10 Little Park Farm Road, Segensworth West, Fareham PO15 5TD

Location

Little Park Farm Road is ideally located in Segensworth just a short distance from J9 of the M27 motorway with Southampton around 10 miles to the west and Portsmouth around 12 miles to the east.

Swanwick train station is approximately 1 mile away and provides regular services both locally and nationally. Whiteley Village Shopping Centre, approximately 1 mile distance, provides 320,000 sq ft of retail space with national and local occupiers. There are further retail and banking amenities in Park Gate which is within walking distance.

Accommodation

The property has been measured in accordance with the Internal Property Measuring Standards (IPMS3) November 2014 and has the following areas:

Description	Sq Ft	Sq M
Ground Floor	1,039	96.61
First Floor	980	91.05
TOTAL	2,020	187.66

Description

A detached self-contained, two storey office building offering modern open plan accommodation on the first floor and a cellularised ground floor with reception area. There are WC facilities on both floors and a self-contained kitchen on the first floor.

- Fully air conditioned
- Suspending ceilings and inset lighting
- Cat 5E data cabling
- Perimeter trunking
- Carpeted throughout
- 12 parking spaces in demised car park



- Ground floor reception

10 Little Park Farm Road, Segensworth West, Fareham PO15 5TD

Terms

A full repairing and insuring lease is available on terms to be agreed.

Rent

The rent is £18 per sq ft.

Service Charge

Approx. £2,100 per annum.

Business Rates

Rateable Value: £26,750

Uniform Business Rate is £0.491p (2019/2020)

Any intending lessee must satisfy themselves as to the accuracy of this information.

Legal Costs

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

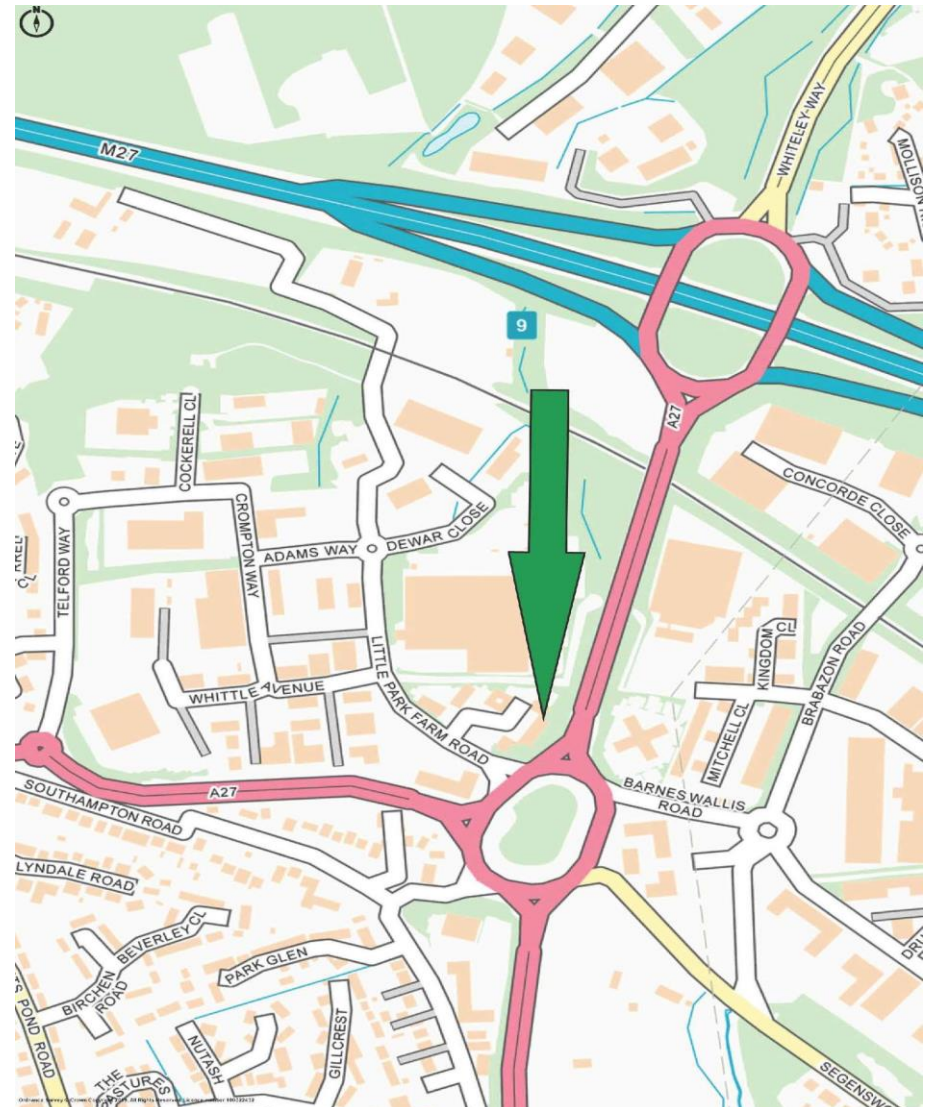
VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Energy Asset Performance Rating is E (113).

Location Map



- Office location map

10 Little Park Farm Road, Segensworth West, Fareham PO15 5TD

VIEWING AND FURTHER INFORMATION

For further information including arrangements for viewing, please contact the sole agents:

**Lambert
Smith
Hampton**

Andy Hodgkinson

D: 023 8071 3075

M: 07703 393120

E: ahodgkinson@lsh.co.uk

Ollie Hockley

D: 023 8020 6112

M: 07860 188100

E: ohockley@lsh.co.uk



- Internal office configuration

January 2020

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2020.

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.