



**Lambert
Smith
Hampton**

01489 579 579
www.lsh.co.uk

To Let

Office Premises

Modern Air-Conditioned Offices

Suite 125 Fareham Reach, Fareham Road, Gosport, Hampshire PO13 0FW



- 912 Sq Ft (84.73 Sq M)
- Established & accessible location
- Extensive on-site parking
- Flexible terms available - subject to contract



Lambert Smith Hampton

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Suite 125 Fareham Reach, Fareham Road, Gosport, Hampshire PO13 0FW

Location



Fareham Reach is an established commercial area situated approximately 1 mile to the south of Fareham Town Centre, midway between Southampton and Portsmouth. There is excellent motorway access to the M27 at Junction 11 via the A32 Gosport Road and Eastern Way.

Description

The office accommodation is Suite 125, an open plan layout with separate WC facilities.

The suite has suspended ceilings and inset lighting, perimeter trunking, Cat 5 cabling and are fully carpeted throughout. The offices are heated through a central heating/cooling system.

- Extensive on-site car parking
- Accessible location
- Passenger lift
- Air conditioning
- Good specification

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (5th Edition) and provides the following net internal floor area:

Suite	SQ FT	SQ M
Suite 125	912	84.73

VAT

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

Legal Costs

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

Business Rates

To be re-assessed.

Terms

The premises are available on a flexible basis for a term to be agreed.

Rent

£12 per sq ft excluding service charge, utilities, buildings insurance VAT.

Service Charge

On application.

EPC

The Energy Performance Asset Rating is E110.

Joint agent:

Matt Poppett and Andy Hellier

Hellier Langston

Tel. no. 023 8202 2111 / 01329 220111

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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