



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**Ground Floor Suite, 1b Bramble House,
Furzehall Farm, 112 Wickham Road,
Fareham, PO16 7JH
High Quality Office Suite on Established Office Park**



KEY FEATURES

Without prejudice

NIA 1,296 sq. ft. (120.4 sq. m.)

Excellent condition

Air conditioning

5 x allocated parking spaces

Adjacent J10 M27 and close to Fareham town centre

Well managed building and estate

Building supplied by Green Energy supplier

Call us on: **01329 220 111**

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Hellier Langston

Ground Floor, E1 Fareham Heights
Standard Way
Fareham PO16 8XT

To Let

High Quality Office Suite on Established Business Park

Description

Bramble House is a 3-storey purpose built detached office located on Furzehall Farm, a very popular high quality office park, which comprises various modern and converted office buildings with a range of occupiers. The available suite is located on the ground floor of the building and benefits from 3 elevations of window natural light. The suite is mainly open plan with 2 x good sized offices created with modern glazed partitions.

There are 5 allocated parking spaces + public roadside parking within a short walk.

Accommodation

The property has been measured and has the following approximate net internal areas:

	sq. ft.	sq. m.
Ground Floor	1,296	120.4

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Note: There is a service charge levied of approximately £2.80 per sq. ft. plus VAT to cover communal costs.

Rent

£19,500 per annum exclusive.

It is understood VAT is payable on rents.

VAT

All prices quoted are exclusive of VAT.

Planning

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

Rateable Value

Offices and premises £22,250

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

Rating: B-31

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



TO LET

High Quality Office Suite on Established Office Park

Location

Furzehall Farm is located immediately adjacent to J10 M27 and also in close proximity to J11 M27. Fareham Train Station is approximately 1 mile to the south.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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