



## Park View House

100 Wickham Road, Fareham, PO16 7HT

### Freehold Office with Mixed-Use Planning Permission

**11,457 sq ft**  
(1,064.39 sq m)

- Self-contained office
- Planning Permission Granted for Mixed-use Development
- Good access provided Junction 10 & 11 of the M27 and the A32
- Midway between Southampton & Portsmouth
- The overall site extends to approximately 0.59 ha (1.46 acres)

# Park View House, 100 Wickham Road, Fareham, PO16 7HT

## Description

The site was the former office of Persimmon Homes South Coast, which is now vacant following the relocation of the business into more up-to-date premises. The site currently accommodates a three-storey building that is positioned along the southern boundary surrounded by a mix of hard and soft landscaping.

The site is accessed via a western entrance which leads to 32 parking spaces to the north of the site, and to a further 35 parking spaces located to the rear of the building at the southeastern corner of the site (a total of 67 parking spaces).

The existing development, which is spread over three floors of diminishing size, is solely for office use and is accessed via a main entrance on the western facade. The combined total floor area of the buildings' three floors is 1,487.9m<sup>2</sup> (ground - 987.4m<sup>2</sup>; first - 282.2m<sup>2</sup> and; second - 209.3m<sup>2</sup>, respectively), which currently fragments each of the 'sub-divisions' within the office, creating a disconnected office arrangement. The overall site extends to approximately 0.59 ha (1.46 acres).

## Location

The property is located on Wickham Road which is adjacent to Junction 10 & 11 of the M27, midway between Portsmouth (8 miles) and Southampton (12 miles).

The nearest supermarket is Sainsbury's which is just a 10 minute walk away. Fareham town centre and Fareham Railway Station are both within approximately two miles. The station is served by regular trains to London Waterloo, Brighton, Southampton, Portsmouth and other destinations.

## Viewings

Viewing strictly by appointment only, by the joint sole agents Omega RE 02382 355 799 and Rosehill Advisors 01425 556 015

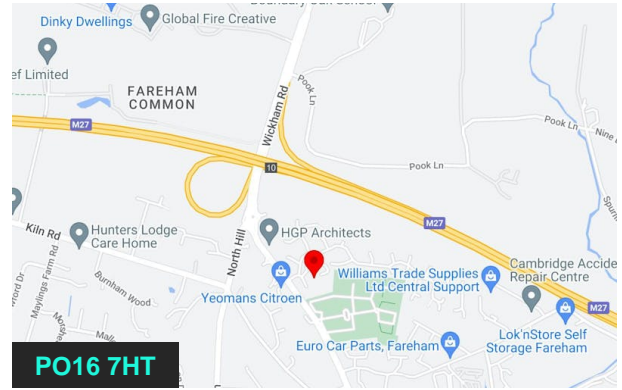
## Terms

Mix use residential / office development opportunity with planning. Expressions of interest are requested by 12 noon on Friday 30 June 2023.

## Planning

The site has the benefit of a planning permission ref P/14/1252/FP for the "Demolition of the existing office, erection of office with 7 no. flats above with associated access, parking and landscaping and the erection of 6 no. dwellings fronting Furzehall Avenue." The permission was granted on 19th November 2015. The vendor has discharged a number of pre-commencement conditions which means that the current planning permission remains live and capable of being delivered.

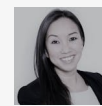
The proposed development as part of the planning permission comprises a mixed-use building which is to be 2 storeys high. The new building will create a single storey office space of 803 m<sup>2</sup> (8,643 sq ft) with 7 no. 2 bed 4 person flats on the first floor. Each flat will have 2 no. parking spaces with 2 visitor bays. The office has a total of 49 parking spaces (with 4 disabled bays). The houses fronting Furzehall Avenue will comprise 2 no. 2 bed 4 person semi-detached units, 2 no. 3 bed 5 person detached units and 2 no. 4 bed 6 person detached units.



## Summary

<b>Available Size</b>	11,457 sq ft
<b>Rates Payable</b>	£5.68 per sq ft
<b>Rateable Value</b>	£127,000
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Due for demolition

## Viewing & Further Information



### Nella Pang

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