



FAREHAM **REACH**

TO LET

**5 OFFICE SUITES
FULLY REFURBISHED/BEING REFURBISHED**



Suites 100, 110, 120, 125, 130

READY FOR OCCUPATION

495 sq ft (46 sq m) - **3,712 sq ft** (345 sq m)



Features:

- Accessible location
- Onsite car parking
- Flexible contract terms - subject to status
- Good specification
- Passenger lift
- Air conditioning
- Communal reception & courtyard garden

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

www.farehamreach.co.uk

 **HELLIER
LANGSTON**
01329 220 111
02382 022 111
www.hlp.co.uk

**Lambert
Smith
Hampton**

023 8033 0041
01489 579579
www.lsh.co.uk



FAREHAM REACH

5 Office Suites

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 onto the M27 at Junction 11.

The offices are located on the south-west corner of the Fareham Reach estate, immediately off the southern junction from Fareham Road.

Description

All five office suites feature an open plan layout with separate WC facilities. The offices have been, or are in the process of being, comprehensively refurbished to a high standard. The office suites benefit from a communal reception and courtyard garden and there is a newly-opened coffee shop on the corner of the building.



Office Complex.



Communal Courtyard Garden.



Communal Reception.

Terms

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

Rent

£12.50 per sq ft excluding service charge, utilities, buildings insurance and VAT.

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is E110.

Accommodation

The offices have been measured on an IPMS basis in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following approximate areas:

Suite 100 495 sq ft (46 sq m)
Rateable Value: £7,000*

Suite 110 1,827 sq ft (170 sq m)
Rateable Value: £25,500*

Suite 120 3,712 sq ft (345 sq m)
Rateable Value: £51,000*

Suite 125 1,012 sq ft (94 sq m)
Rateable Value: £14,000*

Suite 130 2,468 sq ft (229 sq m)
Rateable Value: £33,000*

Source: <https://www.gov.uk/find-business-rates>

Legal Costs

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

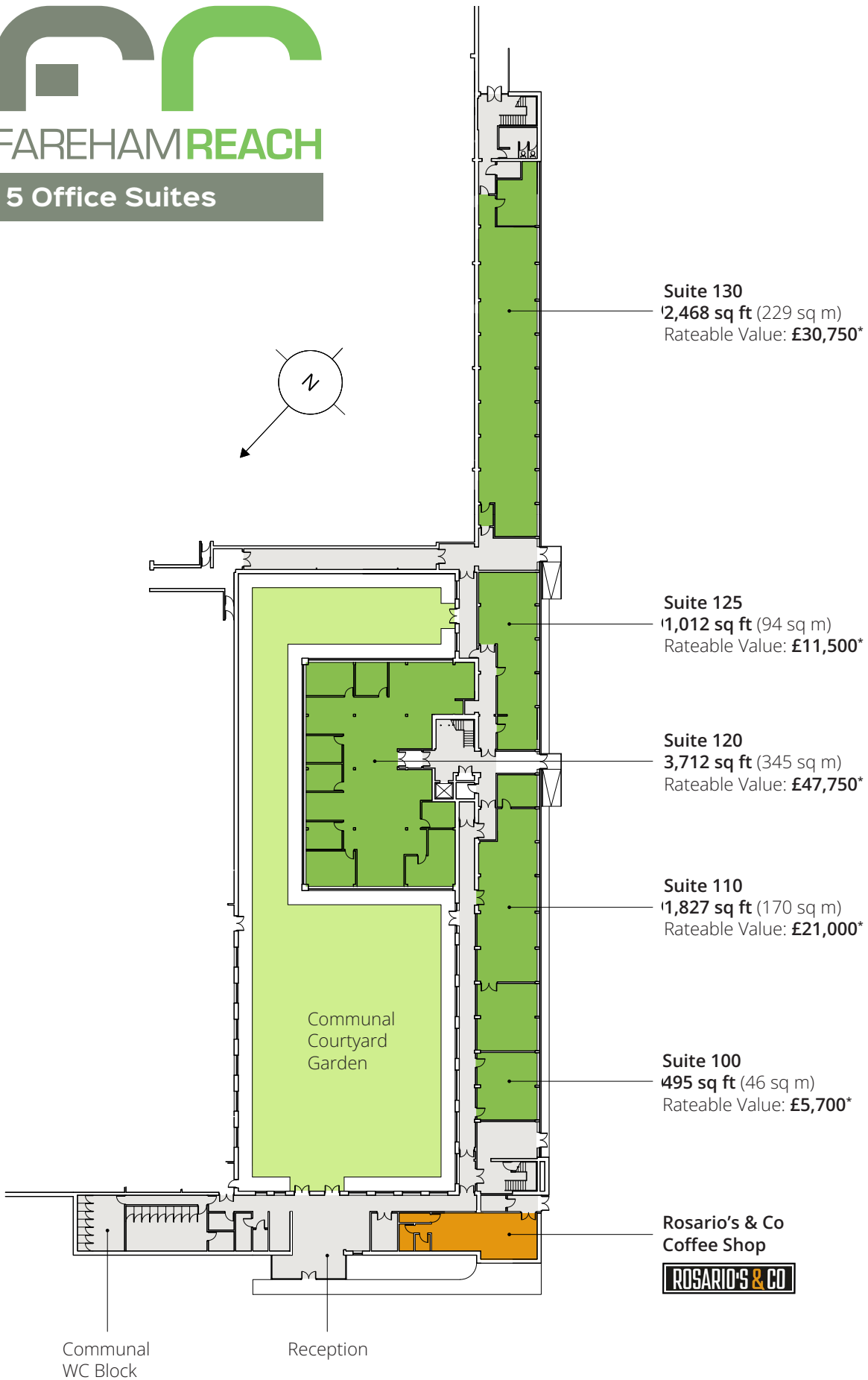
VAT

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



FAREHAMREACH

5 Office Suites



Suite 130
2,468 sq ft (229 sq m)
Rateable Value: £30,750*

Suite 125
1,012 sq ft (94 sq m)
Rateable Value: £11,500*

Suite 120
3,712 sq ft (345 sq m)
Rateable Value: £47,750*

Suite 110
1,827 sq ft (170 sq m)
Rateable Value: £21,000*

Suite 100
495 sq ft (46 sq m)
Rateable Value: £5,700*

Rosario's & Co
Coffee Shop



Communal
WC Block

Reception

Communal
Courtyard
Garden

*Source: www.2010.voa.gov.uk



Aerial photograph of Fareham Reach Business Park looking south west.



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FAREHAM REACH

Fareham Reach Business Park

Fareham Road, Gosport PO13 0FW

Towns

Distance from
Fareham Reach Business Park:

Portsmouth:	10 miles
Southampton:	16 miles
Winchester:	26 miles
Basingstoke:	45 miles
Bournemouth:	48 miles
Brighton:	55 miles
London:	78 miles

Airports

Distance from
Fareham Reach Business Park:

Southampton:	16 miles
Bournemouth:	45 miles
Heathrow:	75 miles
Gatwick:	73 miles

Rail

Journey times from
Fareham train station:

Southampton:	21 minutes
Portsmouth:	27 minutes
Salisbury:	52 minutes
Bournemouth:	66 minutes
Brighton:	78 minutes
London:	115 minutes

Ports

Distance to major ports:

Portsmouth:	10 miles
Southampton:	16 miles
Poole:	52 miles



Viewing

Strictly by appointment through joint sole agents:

Matthew Poppett

DDI: 02380 574512
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